



FOR SALE/LEASE – Flex Property
3131 E. Riverside Dr., Fort Myers, FL 33916

Sale Price: \$4,795,000

Lease Price for 5,000 SF: \$12.50 PSF + \$5.00 CAM

Lease Price for 9,200 SF: \$17.50 PSF + \$5.00 CAM

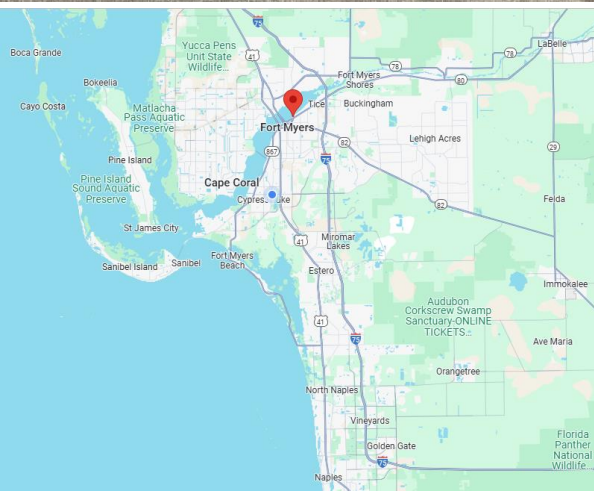
Total Building SF: 24,700± SF

Lot Size: 1.06 acres + 0.41 acre lot across the street

Year Built: 1935 (As shown on LeePA)

Strap: 07-44-25-P4-00109.0080 | 07-44-25-P4-03616.0080

Zoning: CG – Commercial General | Lot Zoned: RM16



Caloosahatchee River

Property Description:

- Located close to the historic Downtown River District of Fort Myers.
- Property is completely fenced in with security coded gate access and lighting.
- New HVAC's, LED lighting, High Speed WiFi with installed Google NEST
- New Firestone TPO roof with remaining multi-yea warranty on main waterfront office sections
- New 175mph hurricane resistant windows surrounding the entire back offices with lifetime warranty



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DEMOGRAPHICS			
3131 E. Riverside Dr., Fort Myers, FL			
	2 Miles	5 Miles	10 Miles
Total Population	26,903	138,792	454,725
Median Age	38	42	46
Total Households	10,790	57,887	188,397
Traffic Count	22,500 (2023) – Palm Beach Blvd. 25,500 (2023) – Edison Bridge (NB)		



7910 Summerlin Lakes Dr., Fort Myers, FL 33907 | O: (239) 489-0444 | ftmyerscommercial.com | michaeljfrye.com

RE/MAX Realty Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

This property presentation is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawals without notice.

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Adjacent Lot Plans for Additional Parking or Expansion





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