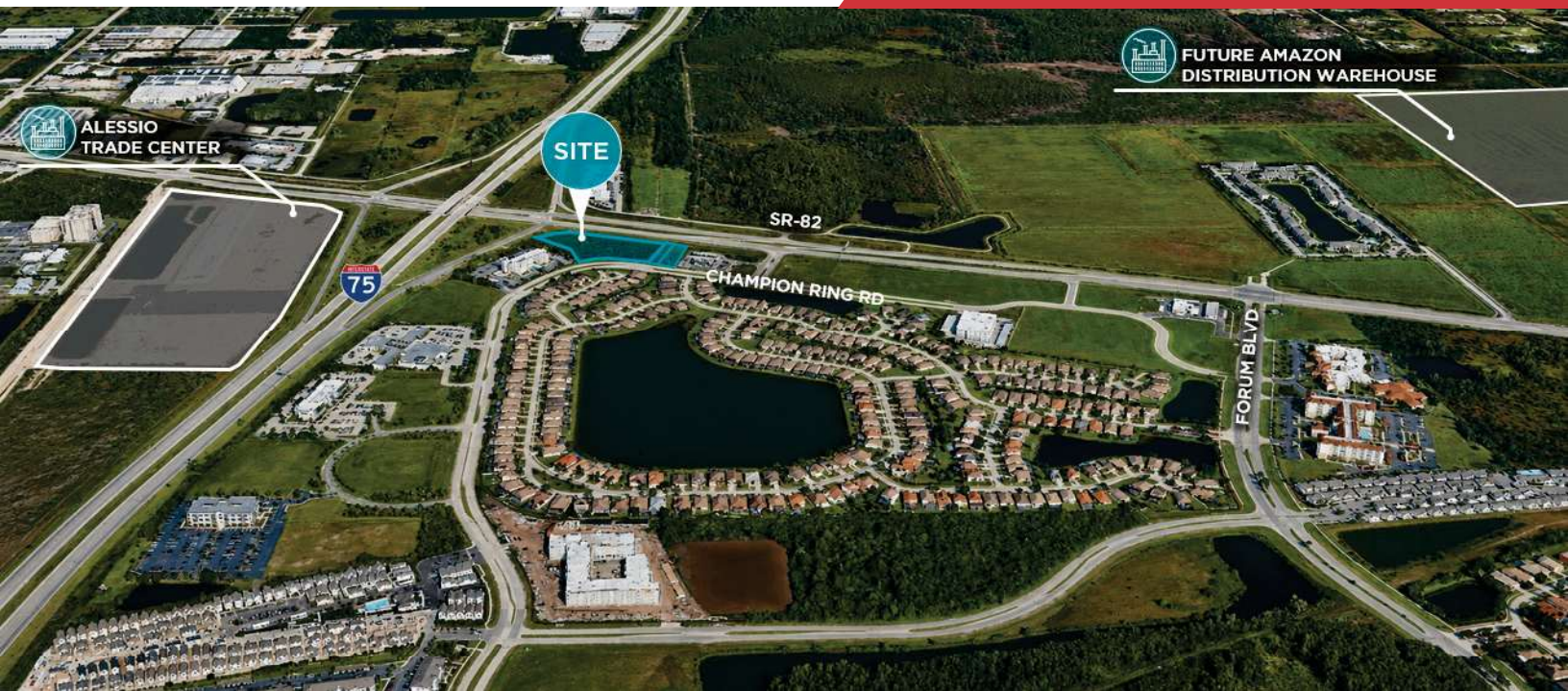




2570 Champion Ring Rd

Fort Myers, FL 33905

Property Features

- Highly-visible location with frontage on SR-82 and I-75 off ramp
- Located in the already-established Forum area, with commercial and residential areas in proximity
- Excellent access for east-bound SR-82 users and a nearby signalized intersection that provides possible access for west-bound drivers

Development Opportunity

- The property is adjacent to a hotel, suggesting companion uses like quick-service restaurants, convenience retail, service commercial, or select hospitality concepts seeking highway visibility

Property Overview

Strap Numbers	22-44-25-P4-00909.0000 22-44-25-P4-00910.0010 22-44-25-P4-00413.0000
Price/Sf	\$21.30 PSF
Land Area	±147,262 SF / 3.38 AC including 21,780 SF / 0.5 AC buffer area
Property Type	Vacant Commercial
Zoning	SDA – Special Development Area
Submarket	City of Fort Myers

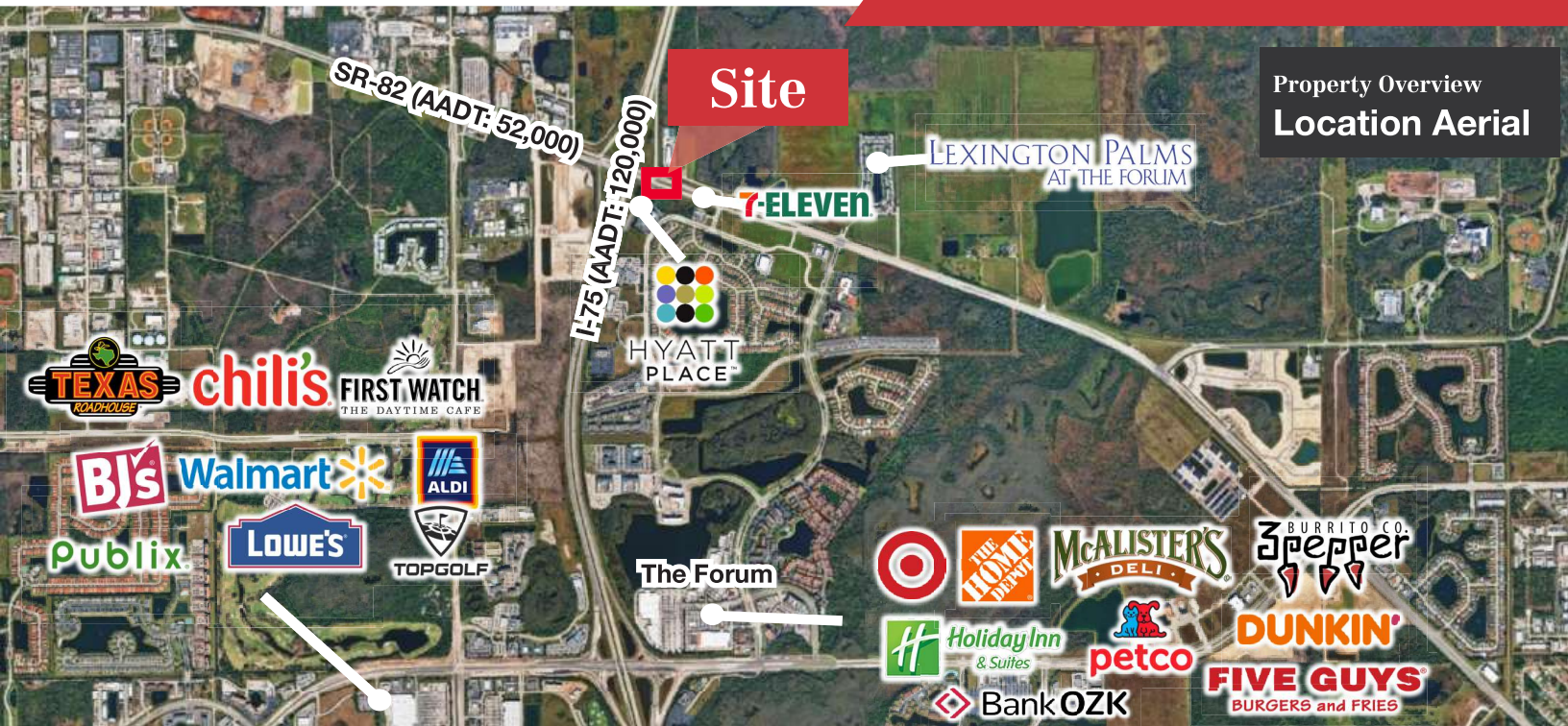
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Property Overview
Location Aerial

The Forum: Growth & Momentum

The Forum continues to grow as one of Fort Myers' most active commercial corridors, driven by expanding residential density and strong national-brand activity. Its SR-82 and I-75 positioning fuels consistent traffic and visibility, creating a corridor with sustained demand and long-term development strength.

Why The Forum?

The Forum is seeing steady commercial and residential build-out, creating strong momentum for new development.

Area Development & Investment Activity

- Ongoing commercial build-out with new national retailers, hospitality brands, and service operators entering the corridor
- Steady residential growth adding new rooftops and strengthening demand for daily-needs retail and services

2025 Demographics	3-Miles	5-Miles	10-Miles
Total Population	45,509	126,559	369,511
Total Households	16,860	49,581	166,493
Avg. Household Income	\$83,960	\$91,033	\$90,161
Annual Population Growth 2025-2030	2.2%	2.7%	2.1%

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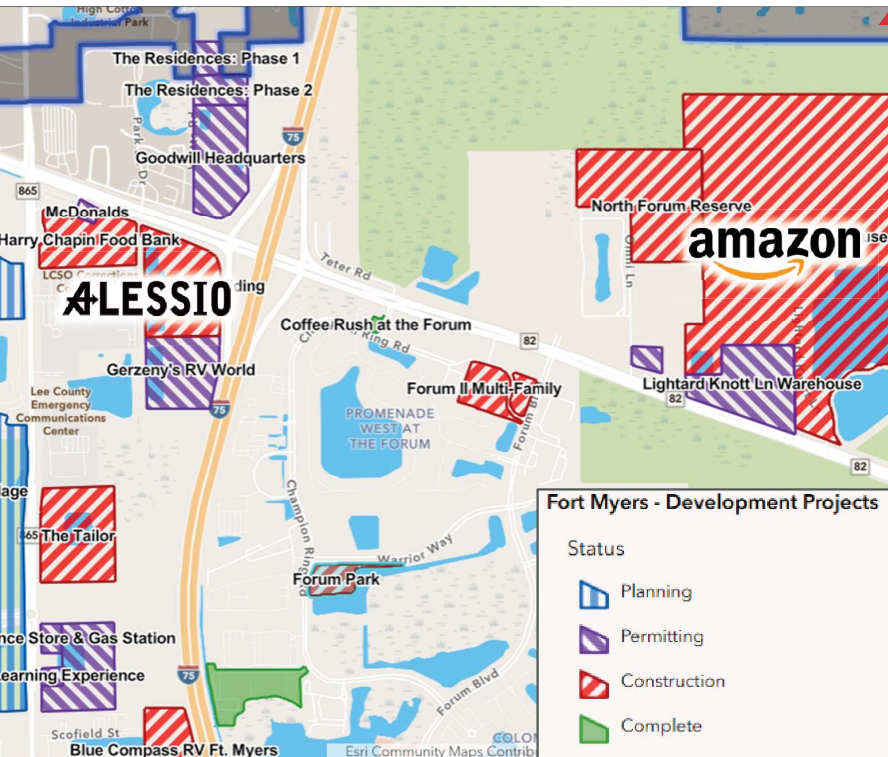
lboy@naiburnsscalo.com

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The ongoing mix of residential, commercial, medical, and industrial projects is creating a high-momentum development environment in The Forum and the SR-82/I-75 corridor. This concentration of activity strengthens demand fundamentals, increases daytime population, and validates the market for new product delivery, giving developers a proven, growth-driven landscape to build into.

The Forum Growth & Investment Drivers



Eastwood Village

Planning

A proposed development currently undergoing planning and zoning review.



Forum Park

Under Construction

A new park or public-space improvement within The Forum area currently being built.



The Learning Experience

Permitting

A childcare and early-education center undergoing permitting for its new Fort Myers location.



Amazon Distribution WH

Under Construction

650,000 square foot, 5-story robotics fulfillment center set to open 2027.



Taverna Apartments at The Forum

Completed

A completed multi-family residential community with 251 units is now occupied and active.



Forum II Multifamily

Under Construction

A multifamily residential development expanding housing options within The Forum.



The Residences

Permitting

A multi-phase residential project currently in the permitting process.



Alessio Trade Center

Under Construction

242,000 square foot industrial development introducing new flex and warehouse space.

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