

NOW LEASING (2) Ground Commercial Suites

2150-2164 W. First St.

- Use: Commercial; Retail or Office or Mixed Use Development Parcel
- Renovated: 2022
- Parking: 60+ onsite
- Ofc/Retail from \$28+/sf (no passthroughs except utility and sales tax)

Existing Businesses: Bare Roots Salon, Posh Nail Salon, The World-Famous Cigar Bar, GHD Engineering, Gulfshore Development.... YOU!

SPACE CURRENTLY AVAIL (2): *

2150 Unit A2/3 2080sf (Fronts First Ave)

\$28/sf : 2,080sf*28/12= \$4,853.33 + sales tax

2150 Unit B3 1000sf (Next to cigar bar)

\$28/sf : 1,000sf*28/12= \$2,333.33 + sales tax

**Food? Drink? Café? Retail? Ofc?
Gallery? Grocery? Liquor?**

(No restaurant TI Avail)

Rent + Sales Tax (& Utilities)... That's All – No Cams

3 highly visible freestanding single-story commercial buildings off the corner of W. First St and Clifford St in downtown Ft. Myers; comprise 10,940 gross sf and are situated on over an acre of land (44,997sf). This parcel features more than 60 on-site parking spots, is home to 8 tenant suites and sits one property off the Caloosahatchee River and surrounded by over 2500 housing units (with more on the way). Originally built 1965-1971 and most recently updated in 2022-2023. Directly in front of Riverside Club condos, one of Fort Myers' first waterfront hi-rises (7-story, 48 units), and to the SE of Highpoint Place condos (newer 32-story 270 waterfront units), 3 properties SE of the new 5-acre 500,000+sf twin tower / marina site acquisition by NRIA, to the NW of brand-new Triton Cay phase I luxury apartments (5 stories, 320 units), and in 2023 summer the Triton Cay phase II (12 stories and 241 units for parcel at **2180 W. First that sold 01/2023 for \$4,750,000 for .9 acres**), W of newly finished West End at City Walk (5-stories 318 units). TONS OF NEW OCCUPANTS nearby, within an EASY WALK into DOWNTOWN FORT MYERS! Come join us. Considered a downtown property and less an 1/3 of a mile (1500') to both the Edison and Ford Homes as well as the Federal courthouse (central downtown), ½ mile "ish" to the Caloosahatchee and Edison bridges, about 3 miles to the Midpoint bridge, and 5 miles to I-75.

Development Special Notes: FAR =12; Site is 1.03 acres (44,867sf more or less); Planning and Zoning allows 18 stories as a minimum; Zoning is Urban Core and allows for 70 dwelling units/ acre (and more with conditional use process); Max allowable sf (Far of 12 x 44,867 permits a total of 538,404 buildable sf (assuming site meets all concurrence) with no front, side or rear setbacks required. Owner will always consider sale; preference is to lease.

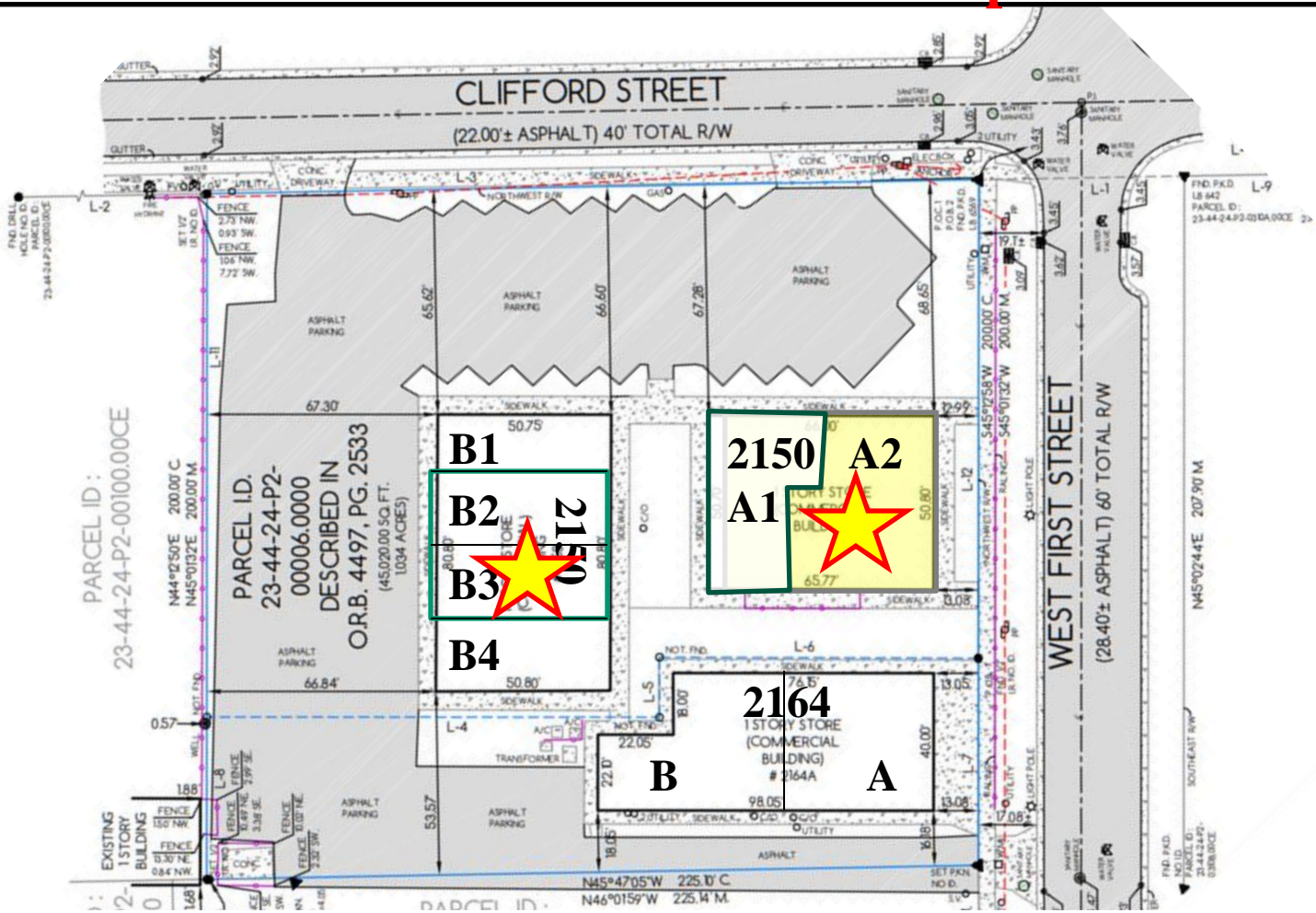
Showings: Contact Rick Noll in Tampa 813-477-4517 – Lease / Sale / Option

2150-2164 W. First St.

Rick Noll
RickNoll7@Gmail.com
813-477-4517



2150 W. First St. Retail / Office Spaces



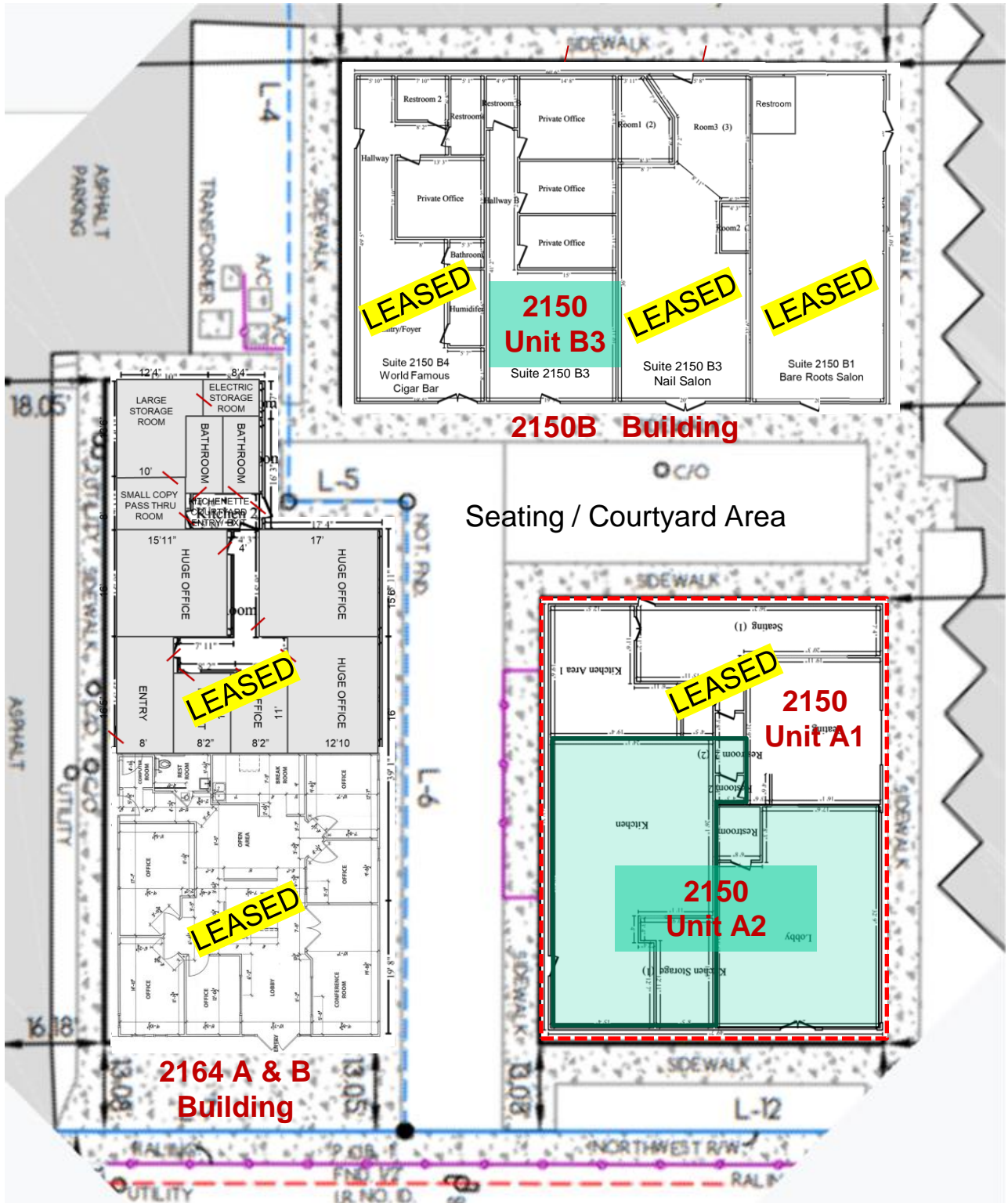
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- Suite: Gross Int sf / \$/sf:**
- 2150A – 3,340sf
 - 2150 A1 – 1,260sf \$28
 - 2150 A2 – 2,080sf \$28
 - 2150 B1- 1,013sf
 - 2150 B2- 1,013sf
 - 2150 B3- 1,013sf \$28
 - 2150 B4- 1,013sf
 - 2164 A- 1,780sf
 - 2164 B- 1,750sf

Site/ Floor Plans for 2150-2164 W. First St. Suites

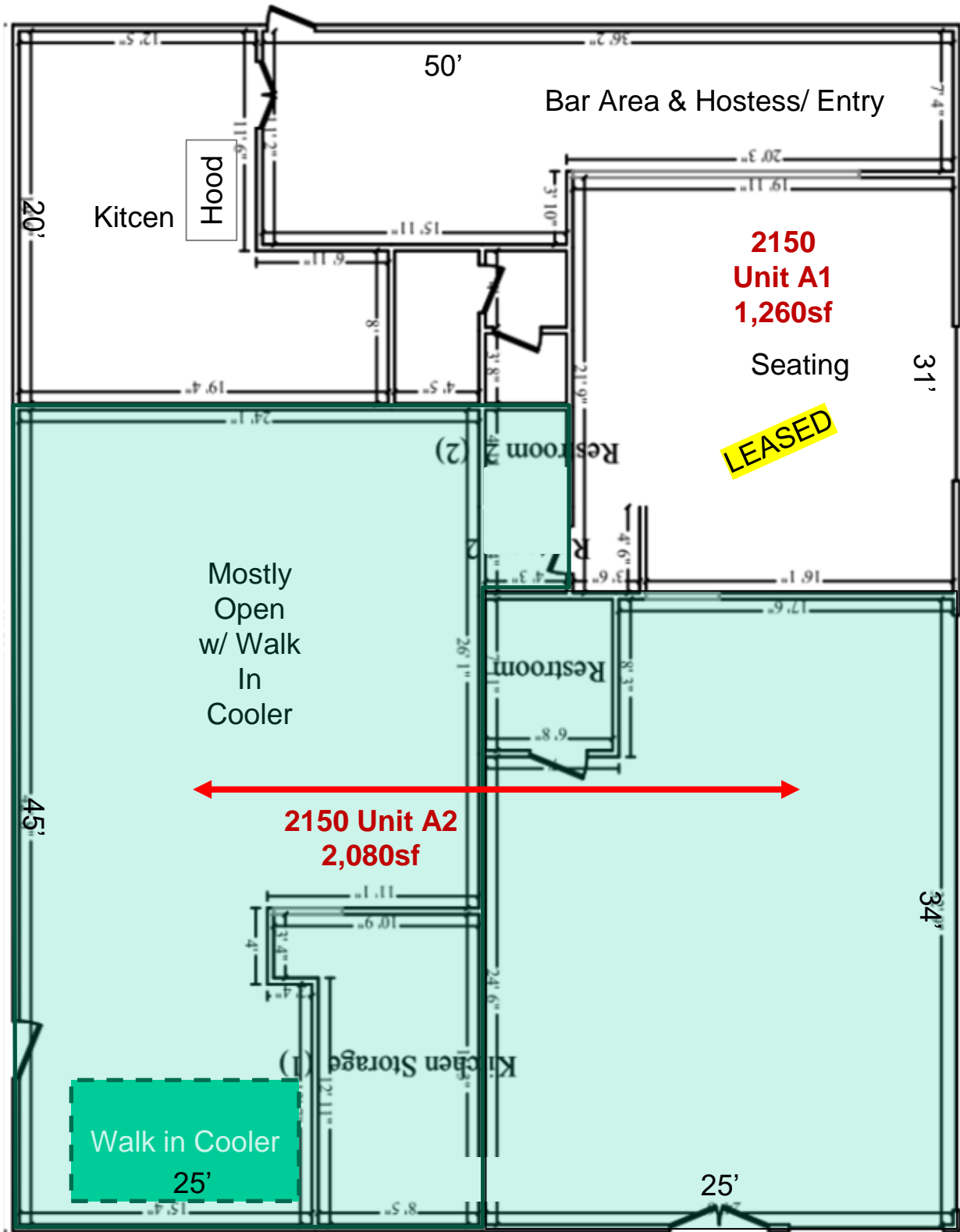
Rear Parking Areas - Back Doors 2150B Bldg



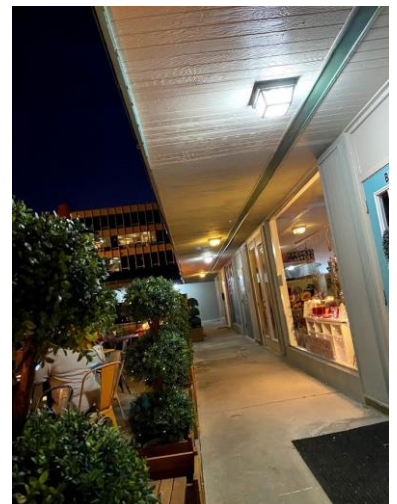
WEST FIRST ST.

Floor Plan for 2150A W. First St. (front Unit A1 is “Drink and Think House”)

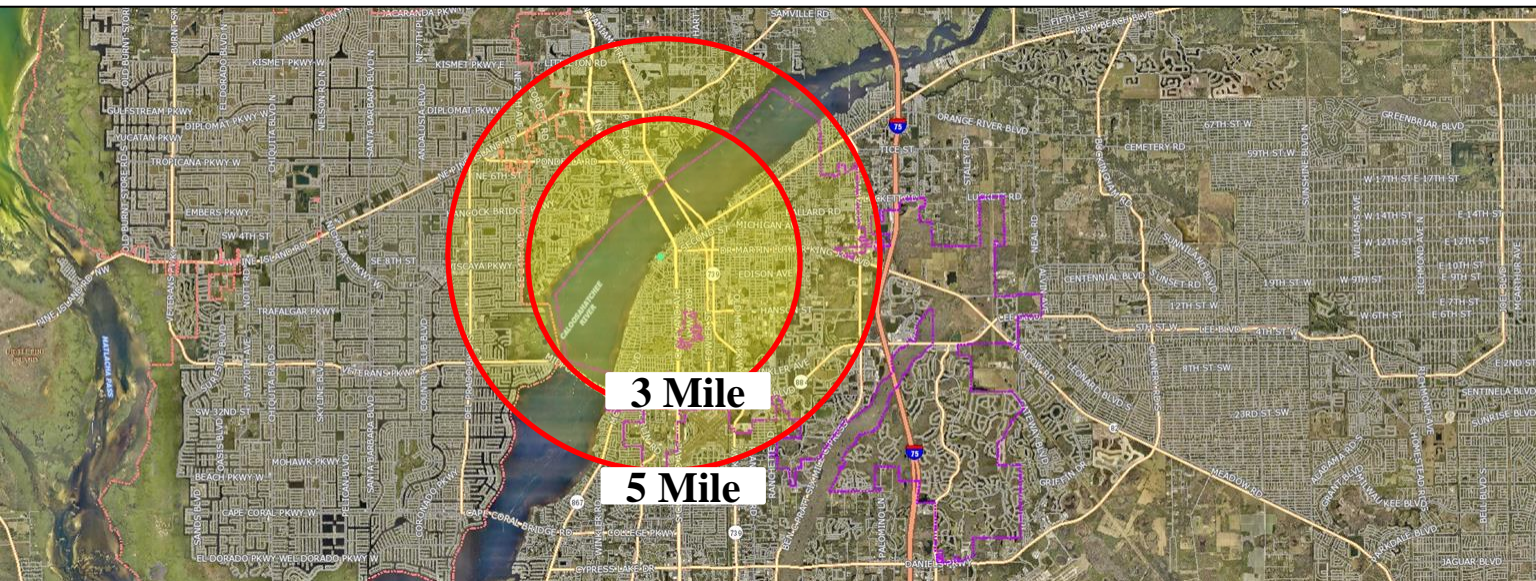
(Potential for Outdoor Patio Use)



If Restaruant User: Owners will not give TI money to restaurant user, but depending on buildout will give buildout time and longer term lease. Not charging extra for wet zoning, use of exterior patio adjacent, but new user has to improve the space at their own cost; will need a grease trap and whatever improvements required by city.



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