



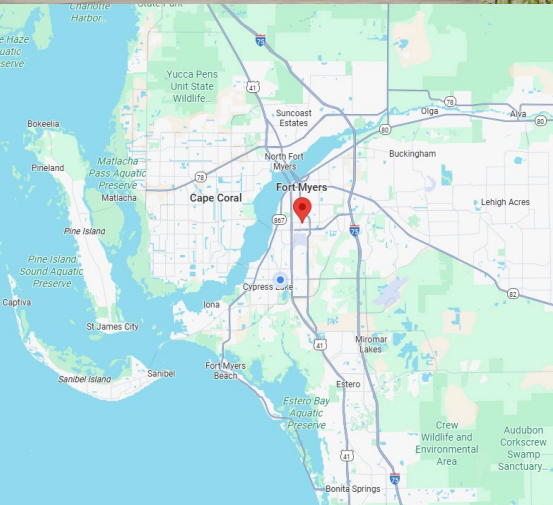
FOR LEASE or FOR SALE - OFFICE

3949 Evans Ave., Fort Myers, FL 33901

Office Space For Lease: Unit 101 (Available October 1, 2025)
\$15.00 PSF (NNN) | 3% escalation 2nd yr.
 Corner office, Conf Rm, & small office w/ storage room & lots of windows for lighting.

Office Space For Sale: Units 101-103
\$259,000 | Investment Property

Size of Units: 3 Units: 1,685± SF
 Unit 101: 571± SF, Unit 102: 557± SF
 Unit 103: 557± SF



ZONING:	CI – Commercial Intensive
FIRE DISTRICT:	Fort Myers
UTILITIES:	City of Fort Myers Utilities
TRAFFIC COUNT:	25,500 Winkler Ave. 27,000 Fowler Str.
YEAR BUILT:	1975
PARKING:	Open
STRAP #:	36-44-24-P2-00300.1010 .1020 .1030
LOCATION:	Corner of Winkler Rd. & Evans Ave.



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RE/MAX REALTY GROUP
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REMAX

COMMERCIAL
RE/MAX REALTY GROUP

For Lease/Sale – Office
3949 Evans Ave., #101-103

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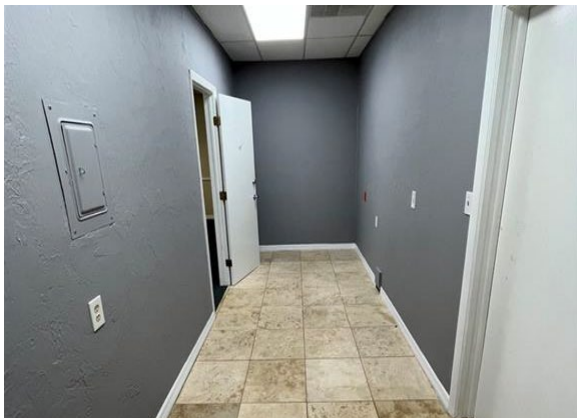


Demographics & Photos

DEMOGRAPHICS

3949 Evans Ave., Fort Myers, FL

	2 Miles	5 Miles	10 Miles
Total Population	40,638	163,777	528,942
Median Age	38	44	48
Total Households	17,431	72,588	227,512



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