

GOVERNMENT SERVICES

P

CONVENTION CENTER

THE LUMINARY

OXBOW
FORT MYERS

BRUNO'S
BROOKLYN

Ford's
GARAGE

Firestone

RIVER DISTRICT

FUTURE HILTON

Izzy's

P

2261-2283 MAIN STREET

DOWNTOWN FORT MYERS REDEVELOPMENT OPPORTUNITY

FORT MYERS, FLORIDA

TCG
INVESTMENT
PROPERTY

INVESTMENT HIGHLIGHTS

PROPERTY FEATURES



ADDRESS

2261 - 2283 Main St.
Fort Myers, FL 33901



PROPERTY SIZE

28,723 Square Feet
0.98 Acres



URBAN CENTER ZONING

Commercial, Residential
and Hospitality



COVERED REDEVELOPMENT

100% Occupied
Short term Leases



PARKING DOWNTOWN

Over 2,200 Public
Parking Spaces



ECONOMY

Fort Myers is the fastest growing city in
the nation. -US News
Only 3% Unemployment.

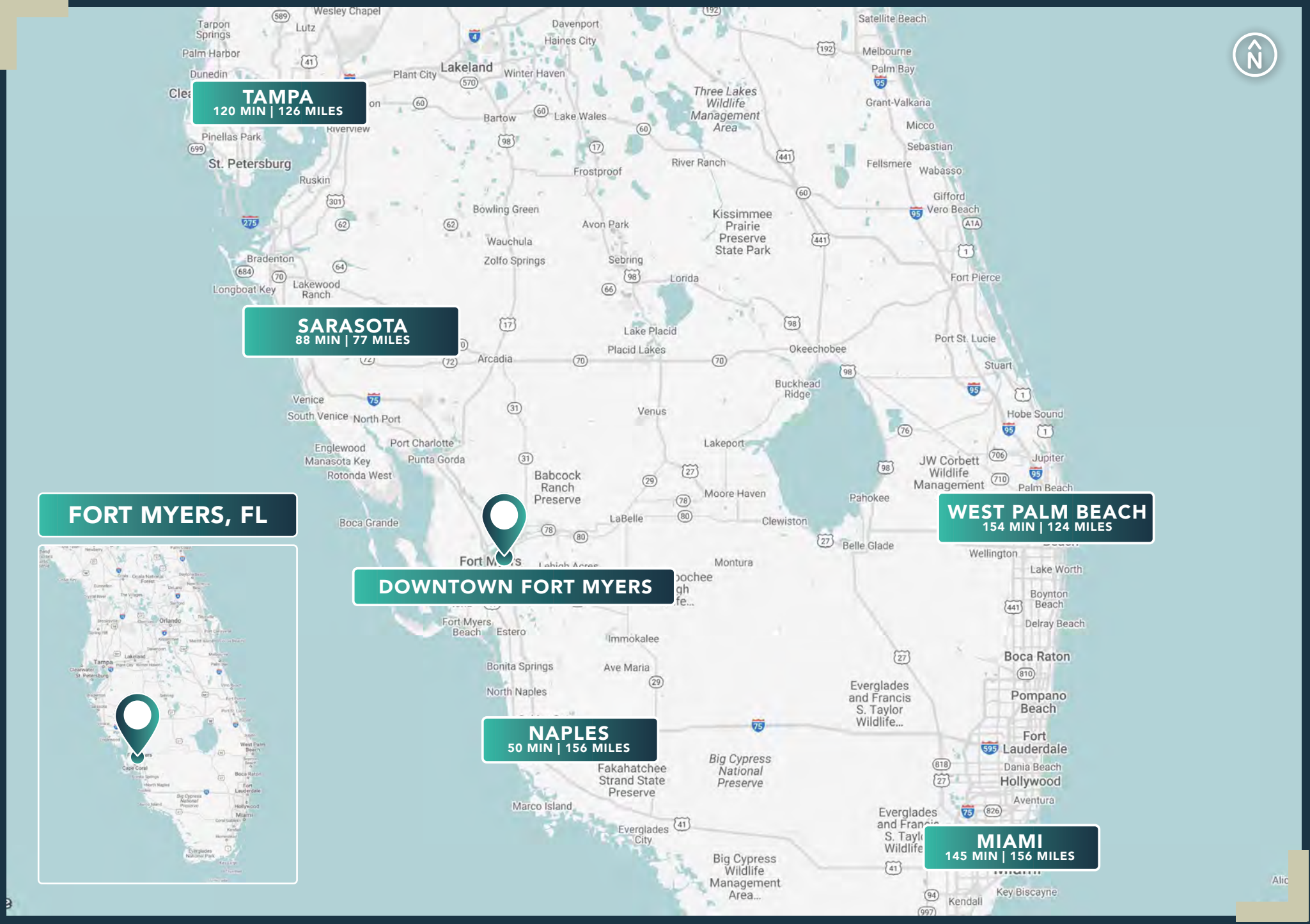


GROWTH

Lee County is seeing annual
growth rates above 2%



REGIONAL LOCATION



DOWNTOWN FORT MYERS MAP







MARKET OVERVIEW

Downtown Fort Myers has become a vibrant focal point for redevelopment and growth, cementing its status as a premier destination in Southwest Florida. Over the past decade, this historic urban core has been transformed by significant public and private investments, including the development of nearly 6,600 residential units currently under construction and ongoing expansions of key infrastructure. These projects have revitalized key areas, blending the charm of preserved historical architecture with cutting-edge modern developments.

The area is now a hub of mixed-use spaces that cater to a rapidly growing population, with Lee County seeing annual growth rates above 2%. Fort Myers has attracted a diverse mix of professionals, entrepreneurs, and families, supported by a median household income of \$65,000 and strong employment opportunities in healthcare, retail, and construction. Recent additions include high-rise residential and commercial developments as well as expanded waterfront amenities, designed to enhance walkability and community connectivity.

With a burgeoning arts and cultural scene and robust economic momentum, downtown Fort Myers continues to attract investment. The regional retail market's low 3.1% vacancy rate and sustained absorption of 260,000 square feet in the past year highlight the strong demand for space. Similarly, the multifamily market reflects this growth with nearly 2,000 units absorbed in 2024, showing strong renter interest despite challenges posed by rising supply.

This ongoing transformation underscores downtown Fort Myers' potential as a magnet for innovative projects and forward-thinking investment strategies, solidifying its place as a cornerstone of Southwest Florida's development.

*Over 6,500
residential units
under construction.*

*Ft Myers is the fastest
growing City in
the Nation.*

*Explosive growth in
Ft Myer's River District.*





\$2,500,000,000+
IN TOTAL TRANSACTIONS

NATIONAL INFLUENCE • REGIONAL PRESENCE • LOCAL EXPERTISE



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