



For Lease

4048 Evans Ave

Fort Myers, FL 33901



PROPERTY SUMMARY

Exceptional fully-renovated three-story professional office building located at 4048 Evans Avenue in Fort Myers. With approximately 16,000 SF of modern office or medical space available, abundant parking, and major recent capital improvements (new roof & HVAC systems). The building is ideally positioned for healthcare providers, or professional services, with visibility along Evans Ave. Medical impact fees have been paid on most units and the location provides immediate access to key arterials including Colonial Blvd, Winkler Avenue and US 41.

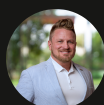
PROPERTY HIGHLIGHTS

- Built in 1982 and renovated in 2025
- Three-story office/medical professional building
- Prime frontage on Evans Avenue giving excellent visibility and access
- Conveniently located between Colonial Boulevard and Winkler Avenue, close to US 41
- Up to 16,000 SF available, can be subdivided

| | |
|-------------------------------|---------------------|
| Lease Rate | \$20.00 SF/yr (NNN) |
| Available Space | Up to 16,000 SF |
| Year Built / Renovated | 1987 / 2025 |
| Zoning | CI |



Ashley Barrett Bloom
Managing Director
O: 941.366.1136
ashley.bloom@svn.com



Bryan J. Myers
Director
O: 239.246.5380
bmyers@svn.com



Corrie Gates
Senior Advisor
O: 239.250.2240
corrie.gates@svn.com

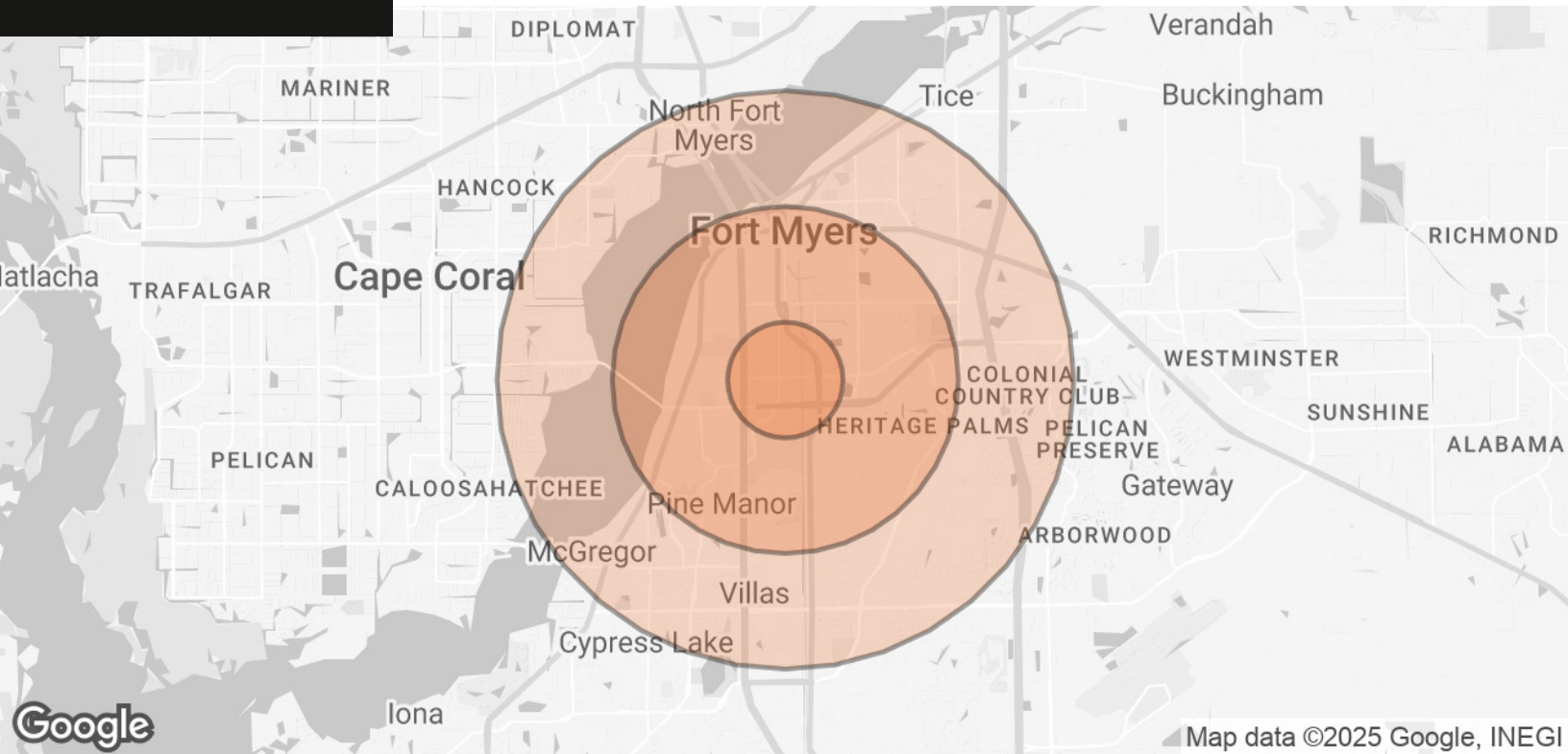




For Lease

4048 Evans Ave

Fort Myers, FL 33901



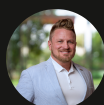
Map data ©2025 Google, INEGI

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 10,852 | 71,504 | 164,955 |
| AVERAGE AGE | 40 | 42 | 45 |
| AVERAGE AGE (MALE) | 39 | 41 | 44 |
| AVERAGE AGE (FEMALE) | 41 | 43 | 46 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| TOTAL HOUSEHOLDS | 4,618 | 30,632 | 71,180 |
| # OF PERSONS PER HH | 2.3 | 2.3 | 2.3 |
| AVERAGE HH INCOME | \$59,036 | \$78,480 | \$85,061 |
| AVERAGE HOUSE VALUE | \$258,385 | \$341,488 | \$347,340 |

Demographics data derived from AlphaMap



Ashley Barrett Bloom
Managing Director
O: 941.366.1136
ashley.bloom@svn.com



Bryan J. Myers
Director
O: 239.246.5380
bmyers@svn.com



Corrie Gates
Senior Advisor
O: 239.250.2240
corrie.gates@svn.com

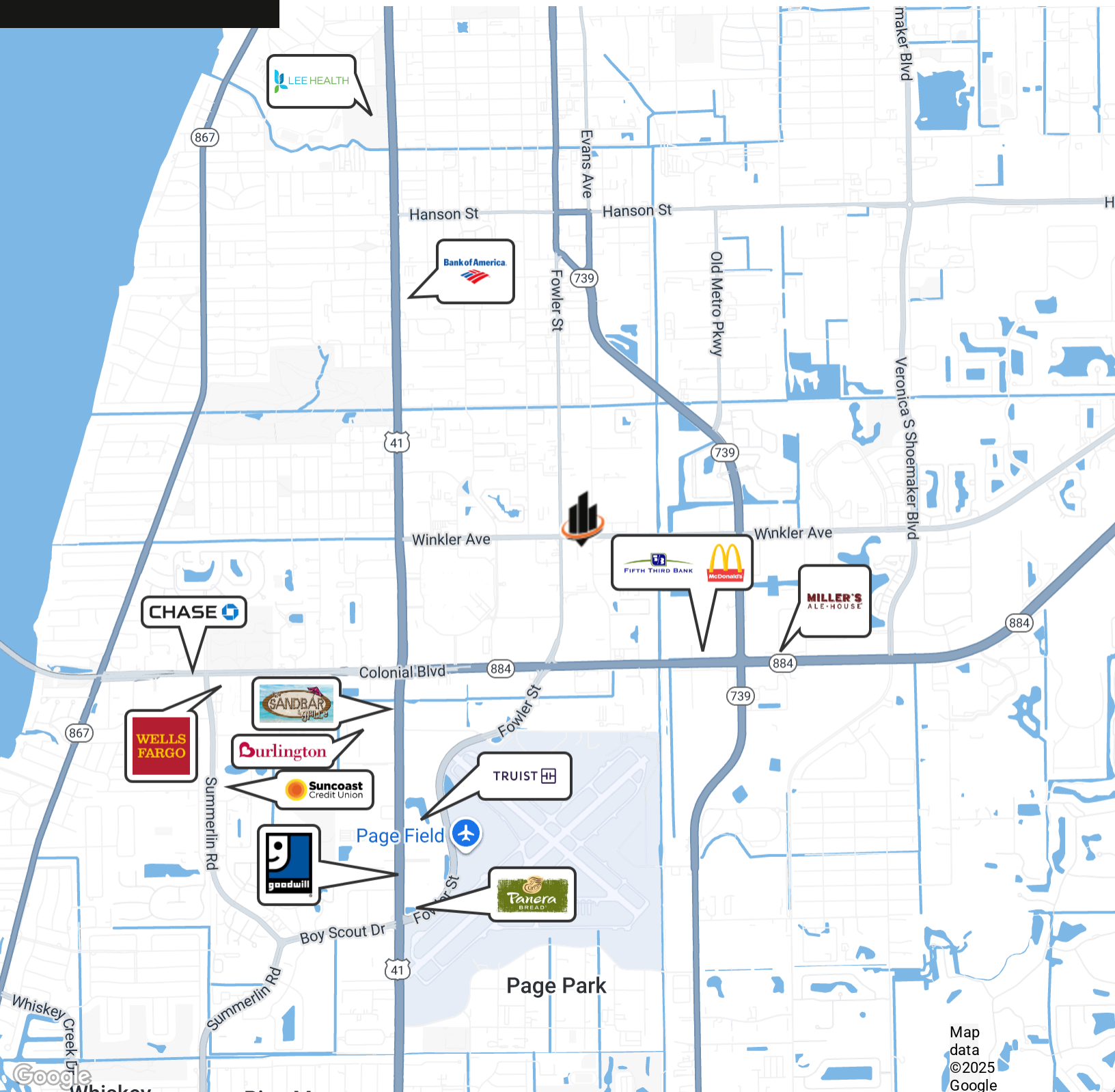




For Lease

4048 Evans Ave

Fort Myers, FL 33901



Ashley Barrett Bloom
Managing Director
O: 941.366.1136
ashley.bloom@svn.com



Bryan J. Myers
Director
O: 239.246.5380
bmyers@svn.com



Corrie Gates
Senior Advisor
O: 239.250.2240
corrie.gates@svn.com

