

EDISON GRAND



17,938 SF FOR LEASE

2500 EDWARDS
DR

Fort Myers, FL 33901

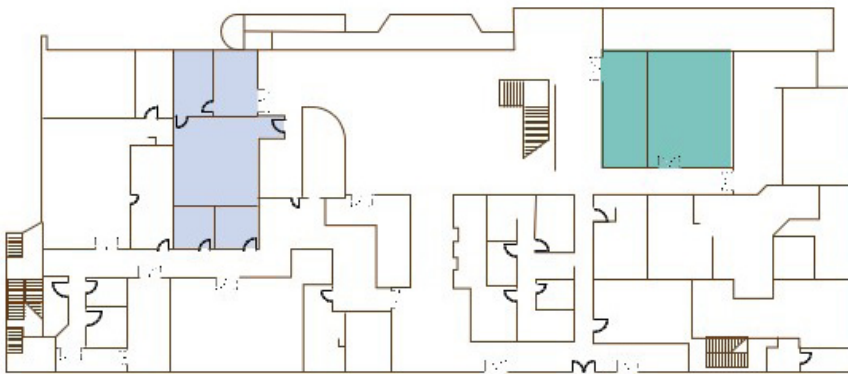


COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA

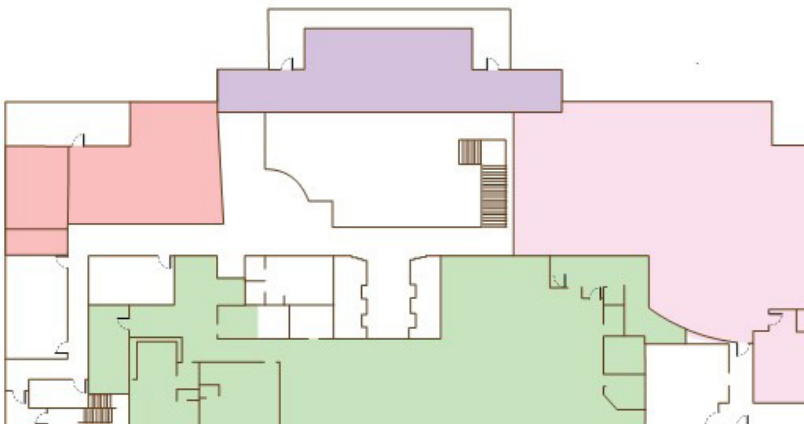
Edison Grand



1ST FLOOR



2ND FLOOR



PROPERTY FEATURES

LEASE RATE

\$15-\$30.00

AVAILABLE

1,061 - 13,468 SF

HIGHLIGHTS

On-Site Parking Garage

Close Proximity to Amenities

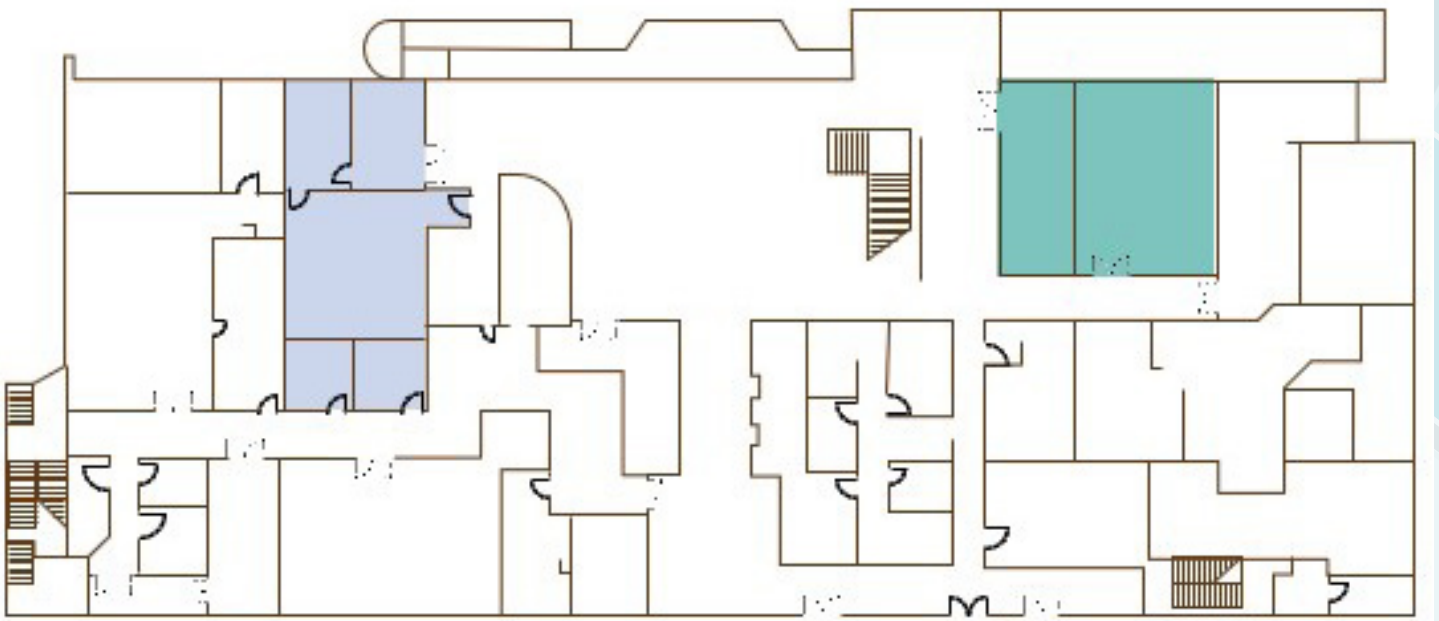
Stunning Views



Modern Amenities

High Downtown Foot Traffic

Flexible Spaces

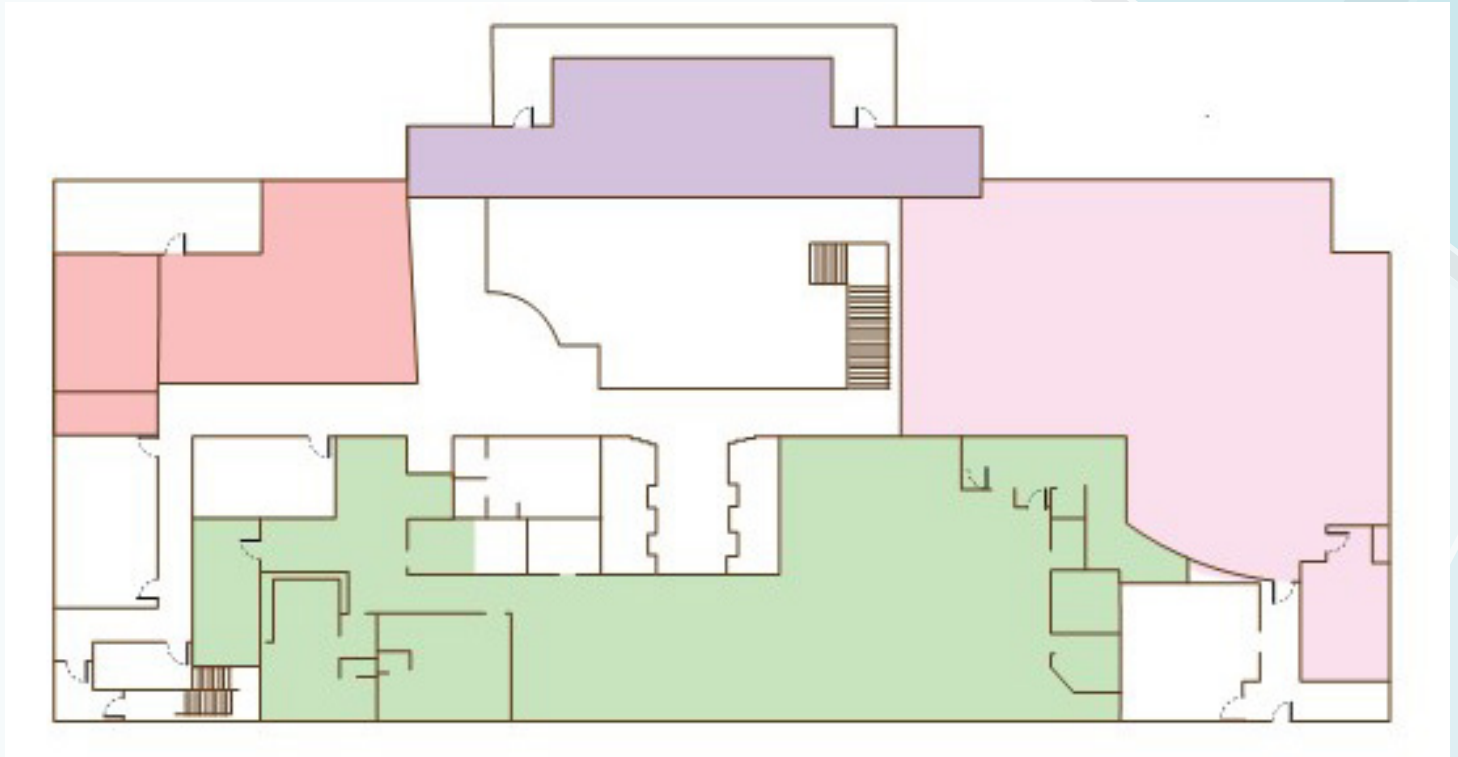
1ST FLOOR



	Space	Size	PSF
	Office A	1,257 SF	\$20.00
	Office B	1,061 SF	\$20.00



2ND FLOOR



	Space	Size	PSF
■	Restaurant 1	2,975 SF	\$15.00
■	Bar	2,345 SF	\$30.00
■	Restaurant 2	4,820 SF	\$25.00
■	Kitchen	2,235 SF	\$25.00



Attractive views of the Caloosahatchee river with floor to ceiling windows



PARKING GARAGE WITH 521+ SPACES



Strategic location with high population and traffic counts

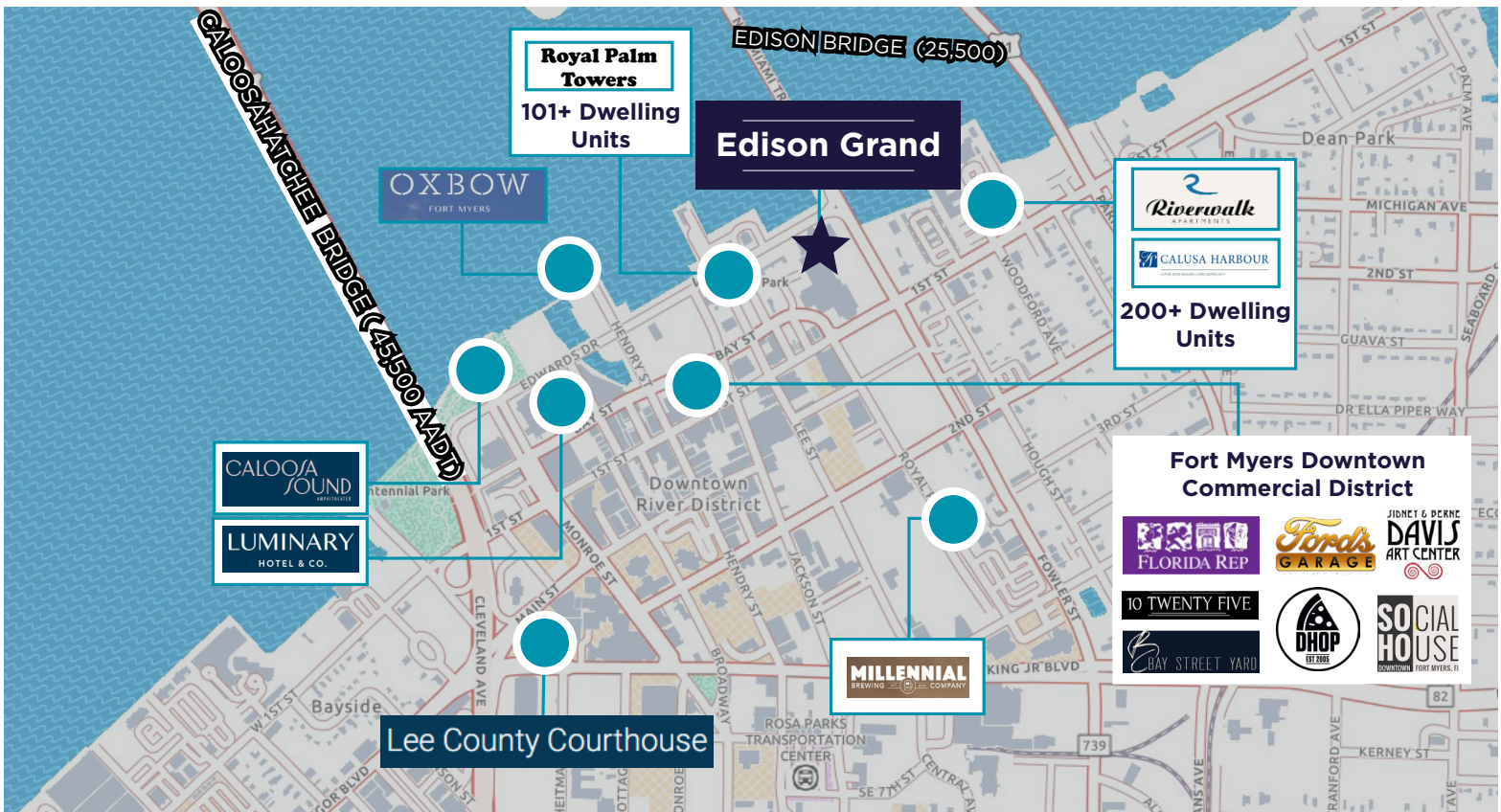


DOWNTOWN FORT MYERS

Downtown Fort Myers is a historic and vibrant area featuring preserved buildings, a lively arts scene, and recent business revitalization. The scenic Caloosahatchee River provides recreational opportunities and waterfront dining, making it a popular destination for residents and visitors. With its walkable streets and community events, it offers a charming atmosphere to explore.

*Your Business,
Riverfront Ready*

- #1 **Vibrant Downtown** Vibrant downtown area with trendy restaurants
- #2 **Close to Shops and Restaurants** Walking distance of many locations
- #3 **Outdoor Events** Many events hosted by the city brings heavy foot traffic to the property
- #4 **Population** Downtown Fort Myers has seen exponential growth since 2020
- #5 **Proximity** Multiple access points to downtown via US-41 and bridges making it accessible from any major city in the area

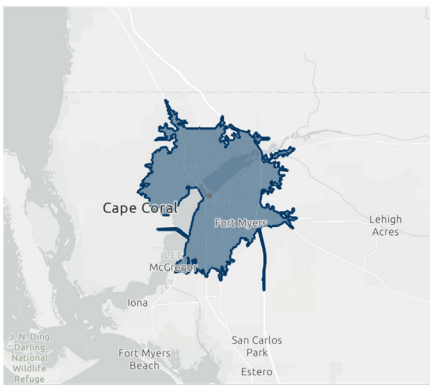


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POPULATION TRENDS AND KEY INDICATORS

2500 Edwards Dr, Fort Myers, Florida, 33901 5
Drive time of 15 minutes



180,062
Population

76,821
Households

2.29
Avg Size Household

71
Wealth Index

72
Housing Affordability

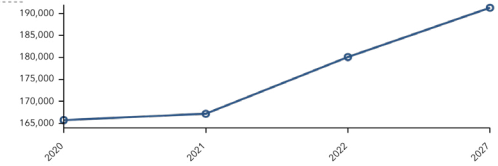
77
Diversity Index

EMPLOYMENT

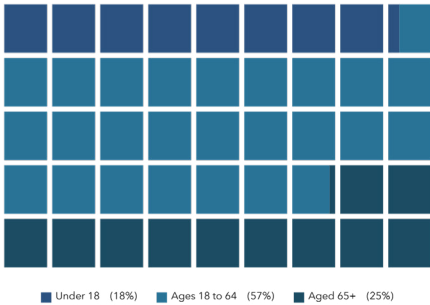


4.5%
Unemployment Rate

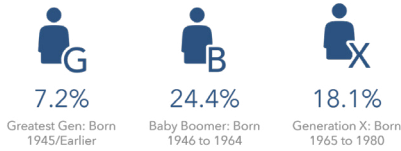
Historical Trends: Population



POPULATION BY AGE



POPULATION BY GENERATION



11,423
Total Businesses



108,969
Total Employees



\$66,108
2024 Average Disposable Income

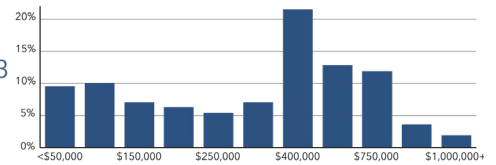


10,739
2024 Industry: Retail Trade



\$885,808,203
2024 Misc Retail Sales (SIC)

Home Value



esri THE SCIENCE OF WHERE
Source: Esri, Esri-Data Axle
Esri forecasts for 2024, 2029
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DEMOGRAPHICS

180,062

Population

\$885 M+

Yearly Retail Spending
Within a 15 Minute Drive

42.6

Median Age



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