



# 2700 Evans Ave

Fort Myers, FL 33901

## Property Features

- Central location with frontage on Evans Ave
- Easy access for employees and customers
- Recent renovations, including parking lot resurfacing
- Ample parking
- Secure and fully fenced yard – electronic gate access
- Flexible lease terms
- First month, last month, and security deposit required
- Must lease both floor spaces

### For more information:

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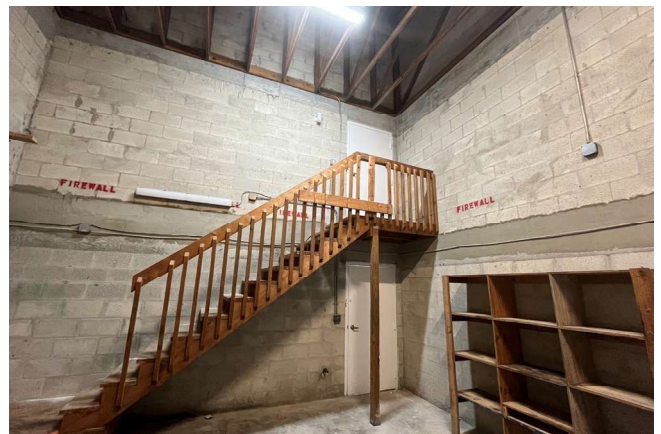
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Total Area	± 1,050 SF (includes attached storage)
Property Type	Light Manufacturing
Year Built	1986 (Renovated 2026)
Zoning	IH – Heavy Industrial
Submarket	City of Fort Myers
Lease Type	NNN
Rate	\$15.00 PSF
CAM	\$3.50 PSF

## Unit Highlights

- Two-story units
- Two private offices per unit
- Office on the first floor has attached storage
- Office on the second floor has stair access from inside the storage area and the front of the building stairs
- Two restrooms per unit
- Garages
- Backyard awnings
- Uses include light manufacturing, building trades, logistics support, and service businesses that value grade-level access and independent unit configurations
- Total monthly rent for one unit: \$1,618.75



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**Central location:**

- Located in the heart of Fort Myers, 2700 Evans Avenue offers a central location with easy access to U.S. Route 41 and Interstate 75.

2025 Demographics	1-Mile	3-Miles	5-Miles
<b>Total Population</b>	8,712	59,119	159,408
<b>Total Households</b>	3,154	24,402	65,617
<b>Annual Population Growth 2025-2030</b>	1.5%	1.9%	1.9%

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