

1782/1788 Fowler Street Fort Myers, FL 33901

Investment Opportunity in Downtown Fort Myers



\$2,500,000
Sale
Price



18,428 SF
Total
RBA



\$168,365
NOI



100%
Leased
Occupancy



6.75%
Cap
Rate

Executive Summary

Investment opportunity at the center of one of Southwest Florida's most active commercial corridors with this exceptional opportunity on Fowler Street in Downtown Fort Myers. This highly visible property offers outstanding frontage, convenient accessibility, and immediate proximity to the core of Downtown Fort Myers, US-41, and Business 41. The space consists of 12,669 square feet of block showroom, 2,559 square feet of 2nd-story, mezzanine office, and 3,200 square feet of steel warehouse...a total of 18,428 square feet of gross area. Surrounded by a dynamic mix of retail, government buildings, industrial, office, residential and service-oriented businesses, the site benefits from strong daily traffic counts and a steadily growing trade area fueled by continued residential and commercial expansion throughout Lee County. The offering is well below replacement cost and can either serve as a favorable investment that will perform even better with adjustments to market rents or provide an owner-user for their location of the future. The triple-net lease has approximately 3 years remaining and is set to expire 10/31/2029. While the Tenant does have (1) 5-year renewal option, it is at Fair Market Value.

Investment Opportunity in Downtown Fort Myers

1782/1788 Fowler Street | Fort Myers, FL 33901

For Sale

INVESTMENT HIGHLIGHTS

LEASE TERM 11/01/2024-10/31/2029

STARTING BASE RENT \$10.00 PSF

STARTING CAM RATE \$3.50 PSF

ANNUAL BASE RENT INCREASES \$3.00%

RENEWAL OPTION Five (5) Years

TOTAL RENTABLE SQUARE FEET 15,870 SF

2025 TAX BILL \$17,142.82

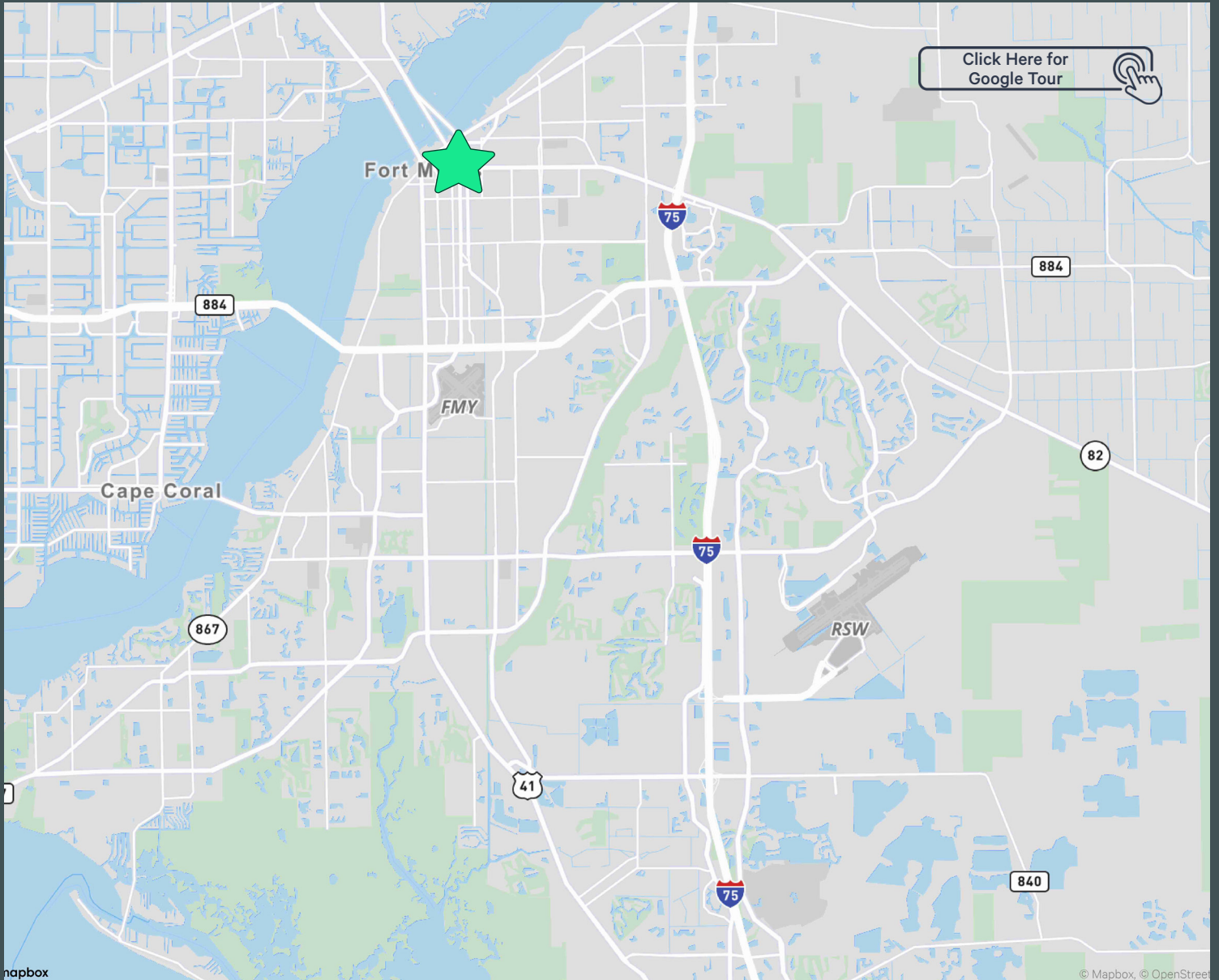
TENANT PAYS ALL UTILITIES



Investment Opportunity in Downtown Fort Myers

1782/1788 Fowler Street | Fort Myers, FL 33901





For Sale



Contact Us

Adam Palmer, CCIM, SIOR
Executive Vice President
+1 239 898 8686
adam@cbre.com

Steve Wood, CCIM
Senior Associate
+1 239 281 1001
Steve.Wood1@cbre.com

| | 2025 Demographics | 1 Mile | 3 Miles | 5 Miles |
|---|--------------------|----------|----------|----------|
|  | Population | 9,640 | 59,319 | 155,813 |
|  | Avg. HH Income | \$66,063 | \$73,000 | \$79,006 |
|  | Daytime Employment | 13,090 | 37,049 | 98,034 |
|  | Median Age | 46 | 41 | 43 |

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.