

FOR LEASE

2247-2287 First Street  
Fort Myers, FL 33901

# THE BRADFORD

Downtown Historic Fort Myers



COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA

# PROPERTY HIGHLIGHTS



**2267 FIRST ST.**  
Downtown Fort Myers  
33916



**PRICE / SF**  
\$30.00 MG  
+ TAX



## PARKING

Multiple parking garages within walking distance for clients, visitors and shoppers



## UNIT SIZES

UNIT 13 ±478 SF  
UNIT 14 ±621 SF  
UNIT 15 ±488 SF



## DELIVERY

Units delivered AS-IS condition



## SPRINKLER

Yes

Situated in the heart of Historic Downtown Fort Myers, this property enjoys close proximity to numerous amenities and benefits from vibrant foot traffic and a lively atmosphere.

UNIT 13 - 478 SF \$1,195.00 MG +TAX

UNIT 14 - 621 SF \$1,552.50 MG +TAX

UNIT 15 - 488 SF \$1,220.00 MG +TAX

UNIT 14 CAN BE COMBINED WITH EITHER OR BOTH #13 - #15

RETAIL/OFFICE LOCATED INSIDE THE ARCADE DIRECTLY ACROSS FROM THE FLORIDA REPERTORY THEATER ENTRANCE.

UNITS ARE OFFERED AS-IS. PARTIAL WALLS NEED TO BE RENOVATED. UNITS NEED NEW FLOORING AND PAINT.

PERFECT FOR A GIFT SHOP, ARTISANAL, ART GALLERY, JEWELRY/CLOTHING STORE, OFFICE FOR SMALL BUSINESS: CPA, ENGINEERING FIRM, FINANCIAL SERVICES, PERSONAL CARE SERVICES

UNIT OFFERS PRIVATE RESTROOMS.

PARKING IS AVAILABLE AT THE BAY STREET PARKING LOT @ \$65 MONTH.

