



FOR SALE or LEASE
3131 E. Riverside Dr., Fort Myers, FL 33901



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PROPERTY INFORMATION



Kayak on the
Caloosahatchee River

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Riverfront Income Property with High-Rise Development Upside Adjacent to New City Boat Ramp

Lease Price: \$15.00 PSF + CAM (\$5.00)

Sale Price: \$3,495,000

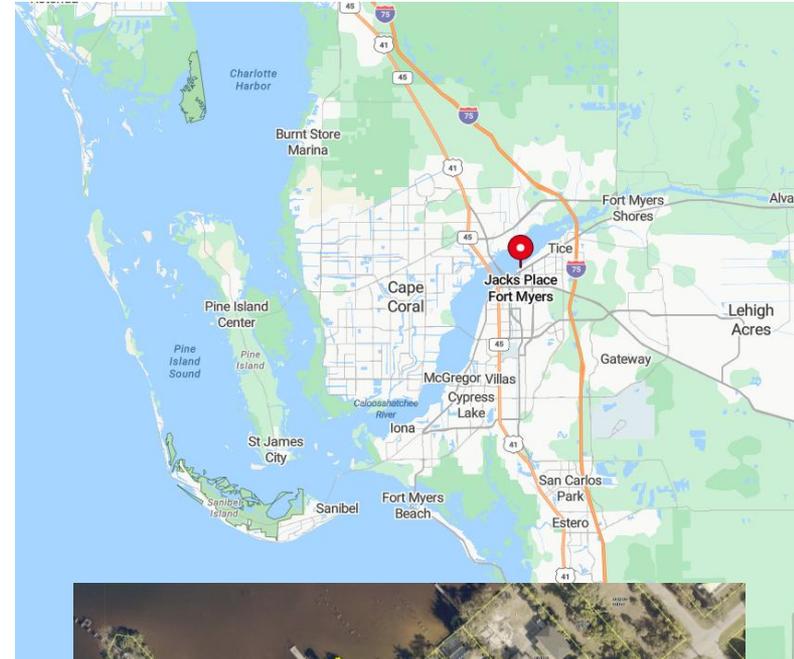
Total Building Size: 24,700± Sq. Ft.

Property Taxes: \$26,074.57 (2025)

Zoning: CG – Commercial General
Lot Zoned: RM 16

Strap #: 07-44-25-P4-00109.0080
07-44-25-P4-03616.0080

Year Built: 1935 (per LeePA)
(Extensive Renovations in 2023-2024)



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Offered at an **adjusted price of \$3,495,000**, 3131 E Riverside Drive presents a rare **dual-track opportunity** for **income investors, owner-users, and waterfront high-rise developers**. The property is immediately adjacent to land recently acquired by the **City of Fort Myers for a new public boat ramp**, a significant catalyst for waterfront land values and future residential demand.



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In addition to strong in-place and pro-forma income, the site has **prior high-rise PUD history** (reapplication required) and is well suited for a **hold-and-carry redevelopment strategy**, allowing rental income to offset carrying costs while pursuing future condominium or mixed-use development.

Parking / Land Upside Additional Land Value – A nearly ½-acre portion of the property can be developed with no zoning changes to RM16 or up to 7 units as-is or utilized short- or long-term as a 24–32 space surface parking lot, supporting the new City boat ramp, tenants, or future development, with potential for meaningful supplemental income.

- Property is completely fenced with security coded gate access and lighting
- New AC Units post Hurricane Ian (2022)
- All new LED lighting with 92% full spectrum light and at 25% electric costs
- High Speed Internet with installed Google Nest
- New Firestone TPO Roof with remaining multi-year warranty on main waterfront office sections
- Hurricane Resistant Windows up to 175 mph with lifetime warranty. The warranty guarantees the windows, for life, to withstand 175 mph winds. They were tested to 185 mph.

• **Total Existing Parking Spaces: 36**

Parking for 9,200 SqFt Office: 12 inside the gate and up to 24 outside of the gate, if the empty lot across the street is developed.

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9,200 SqFt. Space:

- Class “A” Office Space all with magnificent water views of the Caloosahatchee River
- Newly upgraded white windowsills and frames
- Includes 12 offices & approx. 1,000 SqFt executive suite facing the Caloosahatchee River
- Homestead Exemption for space. Can be kept as-is, eliminated, or reduced to 1,000 Sq. Ft. which includes the waterside condo area.
- Includes 60’ floating dock (15’ wide), 4 outside decks, and rooftop terrace

- **Property has previously approved PUD for a High-Rise Development**
- Vacant Lot is zoned RM16 meaning it can be developed into 7 units
- Property Taxes for 3131 E Riverside Dr: \$26,074.57
Vacant Lot: \$459.50

Scan the QR Code to view the Virtual Tour



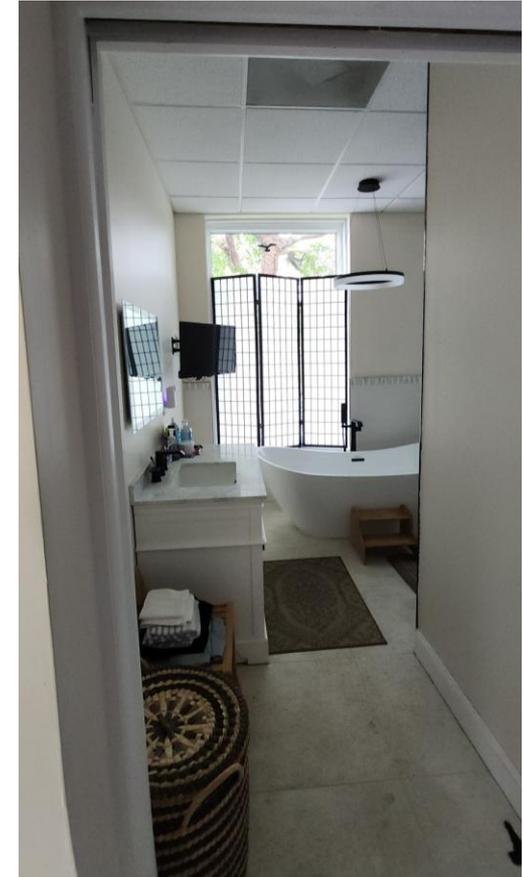
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PHOTOS OF THE PROPERTY



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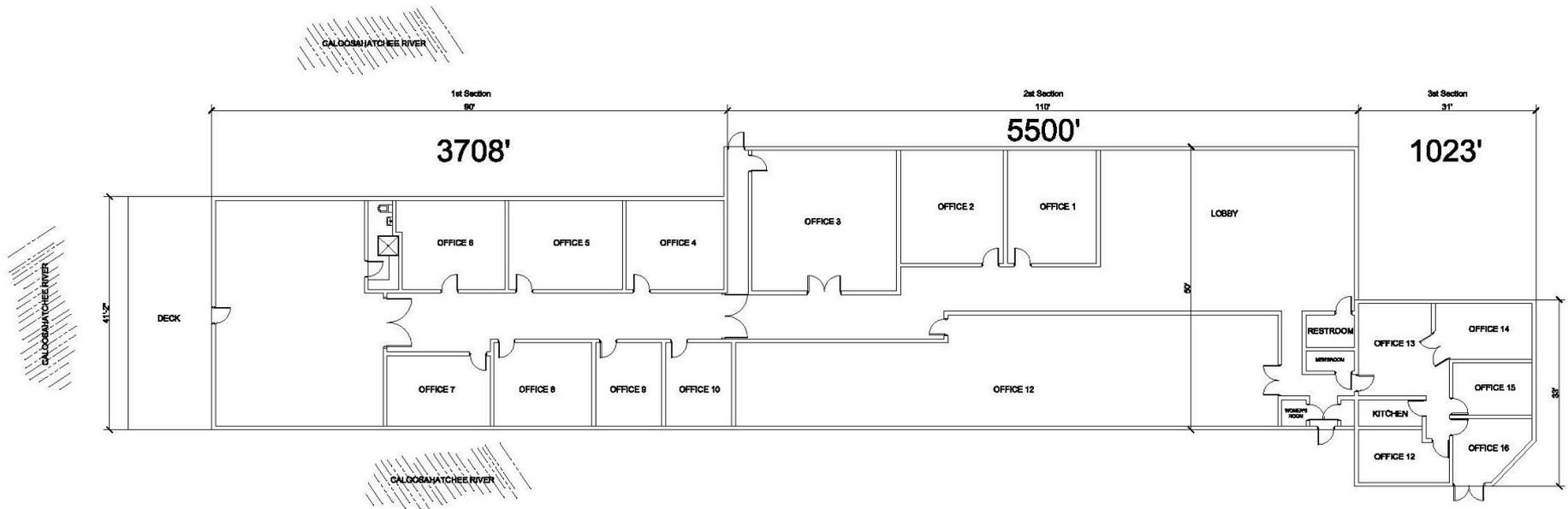
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SITE PLAN FOR THE 9,200± SF

Class A Office Space Jacks Place



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LOCATION INFORMATION



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ABOUT FORT MYERS AREA

Fort Myers is a city located in Lee County, Florida along the Caloosahatchee River. Fort Myers has a population of 100,736. It is also the county seat of Lee County. Fort Myers is currently growing at a rate of 3.45% annually and its population has increased by 15.42% since the most recent census, which recorded a population of 87,279 in 2020.

Luminary Hotel



Edison Ford Estates



Caloosahatchee River



Lakes Park



SWFL Eagle Cam

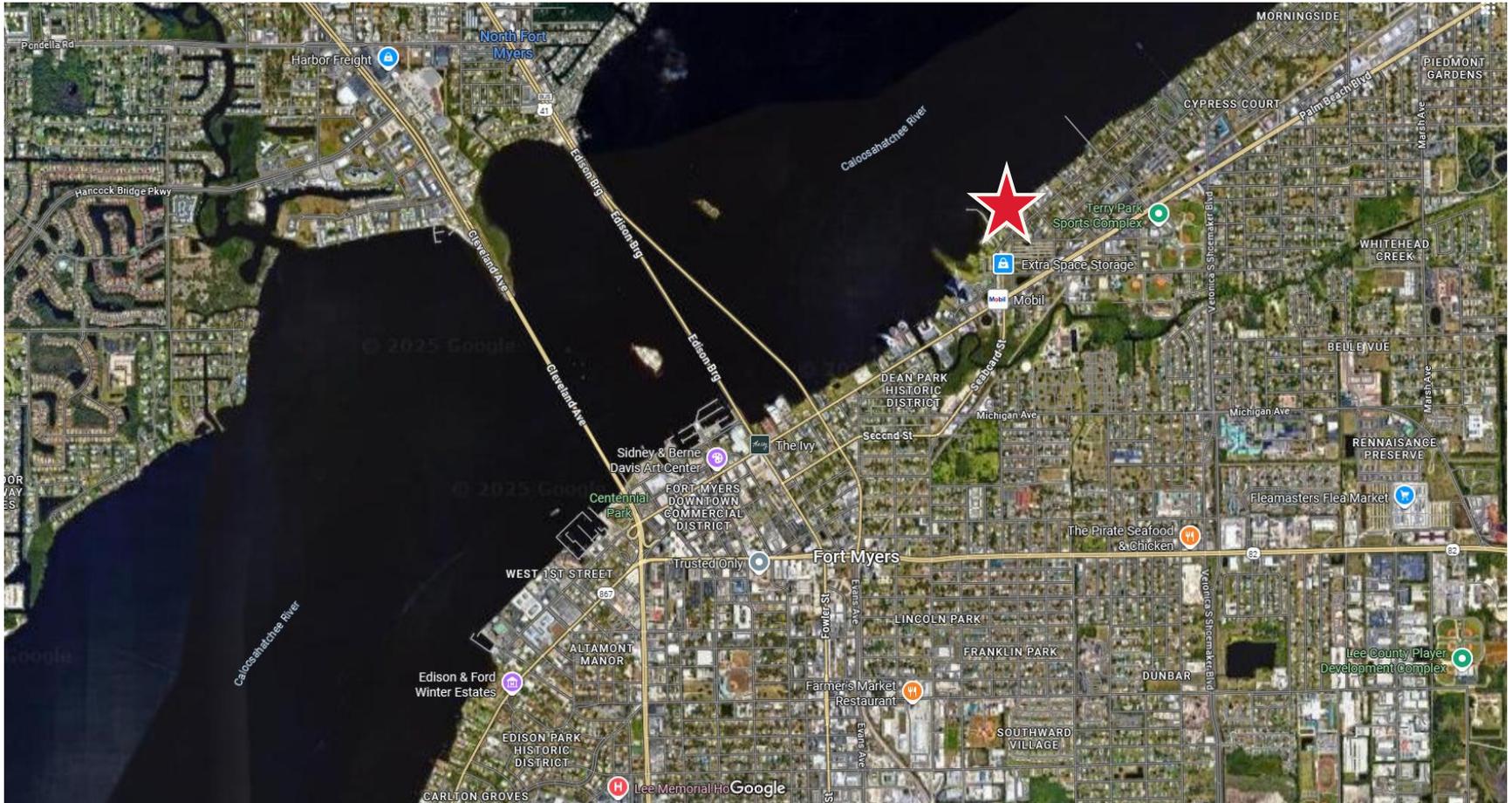


Golf Courses (180+ in SWFL)

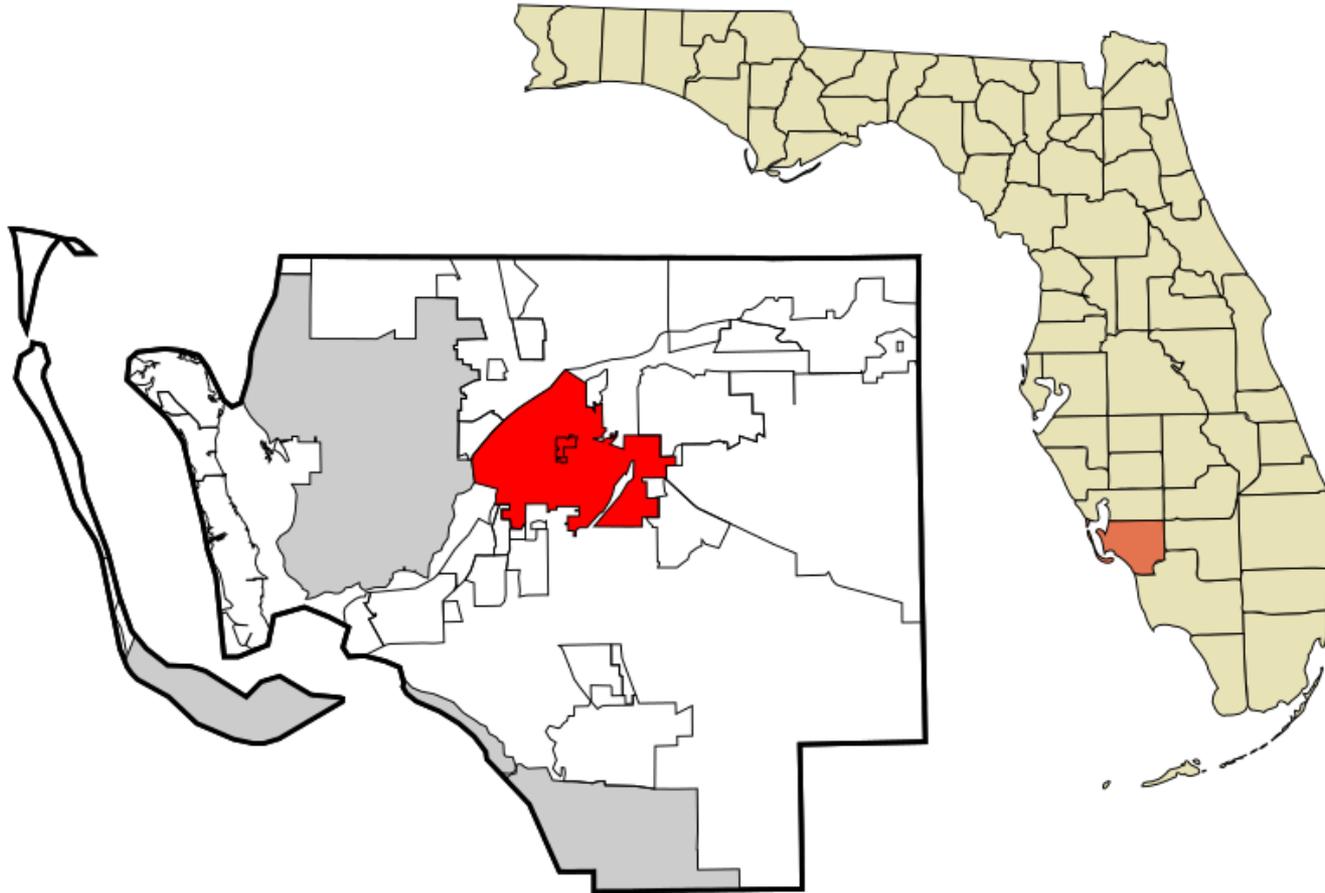


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AERIAL OF PROPERTY LOCATION



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ZONING INFORMATION

ZONING – CG (Commercial General) Commercial General Zoning District Regulations 118.2.1.H

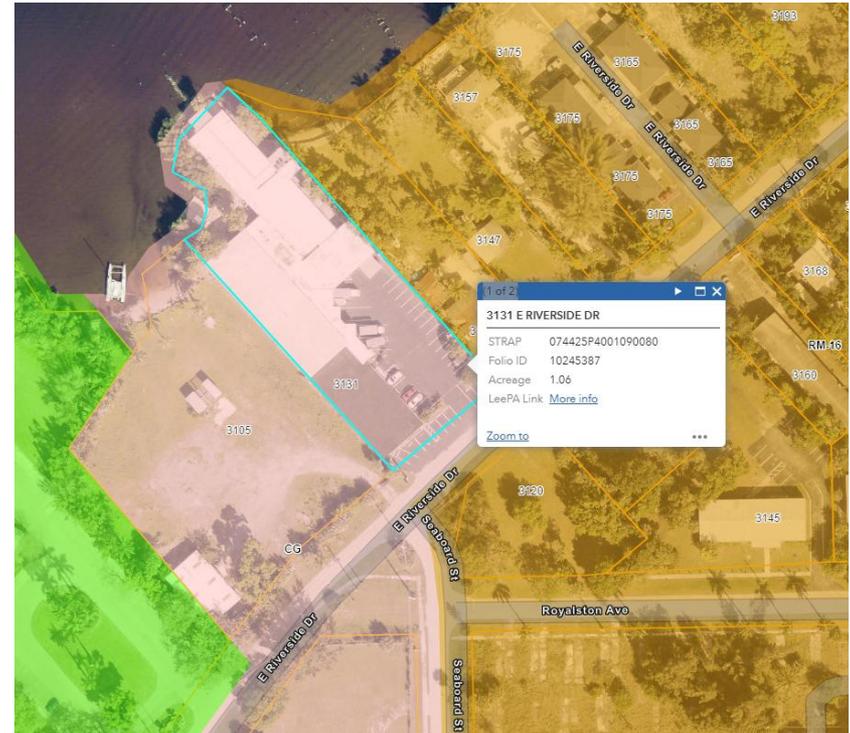
C. Commercial General (CG)

It is the express intent of the CG District to provide areas for commercial activities that meet the retail shopping and service needs of the community. See Tables 118.2.1.H for nonresidential use dimensional standards and refer to Table 118.2.1.E and F, RM-16 standards for townhomes and multifamily residential dimensional requirements.

Examples of Permitted Uses: Assisted Living Facility, Bed & Breakfast, Call Center, Health Club, Live-Work, Medical/Dental, Offices (Professional, Financial, Governmental or Operational), Police/Fire/EMS

MUNICODE CODIFICATION

Scan the QR Code for a full list of Permitted Uses



ZONING INFORMATION

ZONING – Residential Multifamily (RM-16)

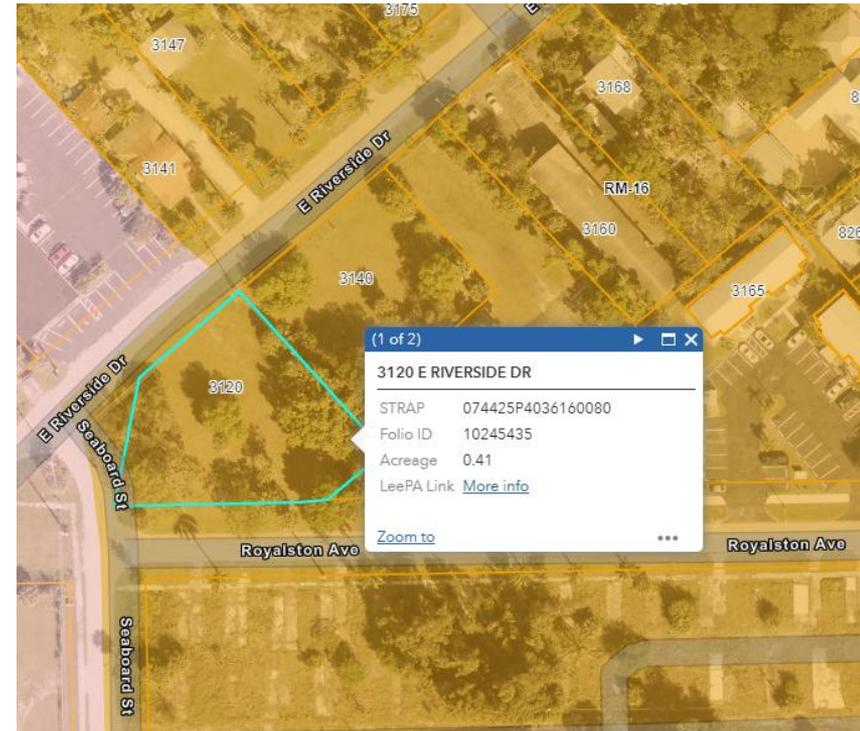
Residential multifamily RM-16 Zoning District Regulations
118.2.1.A--G

(2) b. Residential multifamily (RM-16)

This district is intended to accommodate medium density multifamily residential development. The maximum density permitted is 16 dwelling units per acre. See Tables 118.2.1.A—G for additional dimensional requirements.

MUNICODE CODIFICATION

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DEMOGRAPHICS



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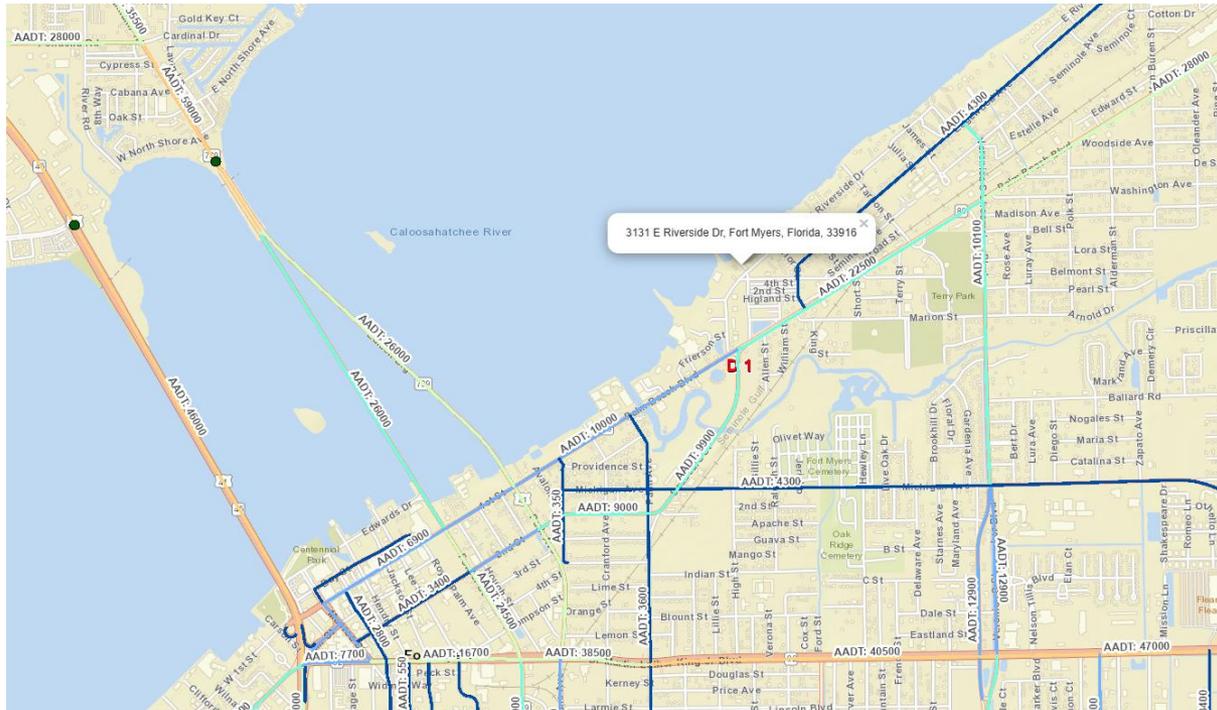
DEMOGRAPHICS MAP & REPORT

Population	2 Miles	5 Miles	10 Miles	Households & Income	2 Miles	5 Miles	10 Miles
Total Population	26,903	138,792	454,725	Total Households	10,790	57,887	188,397
Average Age	38	42	46	# of Persons per HH	2.3	2.2	2.3
				Average HH Income	\$53,720	\$66,236	\$79,189



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TRAFFIC COUNT



Traffic Count 2024

Edison Bridge 52,000 (NB/SB) AADT

Palm Beach Blvd. 28,000 AADT

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MEET THE TEAM



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