16070 Tamiami Trl
On US 41
Punta Gorda, FL

Emily Durgan   Joanne Fultz

FIG COMMERCIAL I REALTY ONE GROUP MVP

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FIG COMMERCIAL

Key Highlights

• High-Visibility US 41 Location Prime exposure on a major north-south artery with strong daily traffic counts. Excellent access and signage potential for attracting customers and clients from Punta Gorda, Port Charlotte, Fort Myers, and I-75 travelers.

• Broad CG Zoning Flexibility Supports a variety of commercial, retail, office, and service-oriented uses. Ideal for owner-users or investors seeking a versatile site in a growing corridor.

• Pre-Approved Special Exception Advantage Outdoor vehicle storage for towing/ impound operations is already approved. This provides added optionality and speeds up the path to site plan approval and permitting for compatible uses.

• Ready-to-Work Assets Included Storage sheds convey with the sale. An RV ($25K), 2023 excavator ($140K, 70 hrs) skid steer ($85K, 177 hrs) storage container ($1K) are also available separately.

• Seller Financing Available — Attractive $1.5M 5-year balloon terms at 6.25%: flexible options to help qualified buyers move forward efficiently.

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Information deemed reliable, agents cannot be held responsible for errors.
Buyer to do own due diligence

ONE

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FORT MYERS, FLORIDA
Industrial

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2242 & 2250 Fowler St, Fort Myers Florida

Prime Industrial Corridor
Close to I-75

Representing Commercial property owners & buyers for 28 years

Seller & Private Financing Available


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0.36 acres total

1976 SF Office

3,176 SF Industrial

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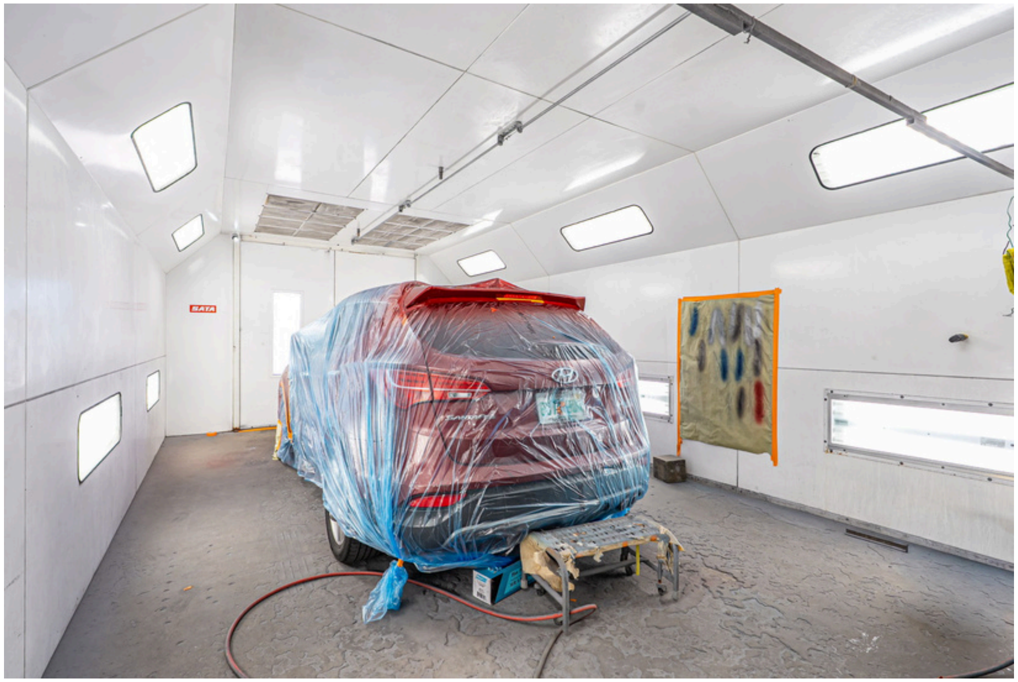
Both parcels zoned Commercial Intensive

Max. height allowable: 70 ft or 5 stories



Commercial Intensive (CI) zoning in the City of Fort Myers is intended to accommodate the city’s most active and high-impact commercial uses. CI zoning allows for a broad range of retail, office, service, automotive, hospitality, and select light industrial uses, typically along major arterial corridors and high-traffic locations. The designation supports higher intensity development, larger building footprints, greater impervious coverage, and strong visibility, making it well suited for businesses that rely on traffic exposure and centralized access while still operating within urban design and buffering standards established by the City.

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SELLER & PRIVATE FINANCING

Financials 2250 & 2242 Fowler St

Income:
Leases: $3,500 per building
Same tenant, 2 companies (auto body + auto glass)
Leases expire April 2027

Expenses:
2250:
Insurance: 787.50
Taxes: 6420.57
2242:
Insurance: 1259
Taxes: 3081.08

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An exceptional opportunity to acquire a strategically positioned commercial asset on Fowler Street in Fort Myers, one of the city's most heavily traveled and supply-constrained corridors. The offering consists of two adjacent parcels totaling approximately 0.36 acres, improved with ~5,200± square feet of versatile commercial buildings, allowing for both immediate income and future repositioning potential.

The property benefits from strong frontage, high daily traffic counts, and proximity to Downtown Fort Myers & I-75, major employment nodes, and key transportation arteries. Current improvements support a variety of commercial uses, making the asset well-suited for owner-users, investors seeking value-add upside, or developers pursuing a longer-term redevelopment strategy.

With below-replacement cost metrics, flexible zoning, and limited competing inventory along Fowler Street, the property offers a compelling risk-adjusted return profile. Investors are presented with multiple paths to value creation, including lease-up, rent optimization, reconfiguration of existing improvements, or assemblage-driven redevelopment as the corridor continues to evolve.
This offering represents a rare combination of location, scale, and optionality in a market experiencing sustained population growth, infrastructure investment, and increasing demand for centrally located commercial real estate.

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📊 Strong Absorption & Leasing Momentum

The Southwest Florida industrial market posted ~939,859 SF of positive net absorption in 2024 — driven by robust leasing activity in key sectors like trade, construction, and government

In 2025, the market continued to absorb space with ~288,000 SF of positive net absorption, helping sustain leasing momentum.

📈 Robust Rent Growth

Asking rents in the region have climbed, with landlords commanding elevated rates even as new supply has come online — demonstrating strong tenant demand relative to available space.

📦 Active Development Pipeline

Over 2.2+ million square feet of industrial space was under construction recently in the Fort Myers area, keeping developers actively expanding product to meet demand.

📉 High Vacancy Context

Vacancy rates have risen due to new deliveries but remain within a range that supports tenant demand and rent resiliency (roughly ~6.4–7.1% in 2025).

💰 Industrial's Market Share

Industrial property accounted for ~41% of total commercial real-estate sales in Lee County in a recent reporting year — up from 29% previously — signaling strong investor capital allocation into industrial assets locally.

💼 Employment & Economic Tailwinds

Employment growth in trade, transportation, and logistics sectors supporting industrial demand remains solid, contributing to ongoing leasing activity and space absorption.

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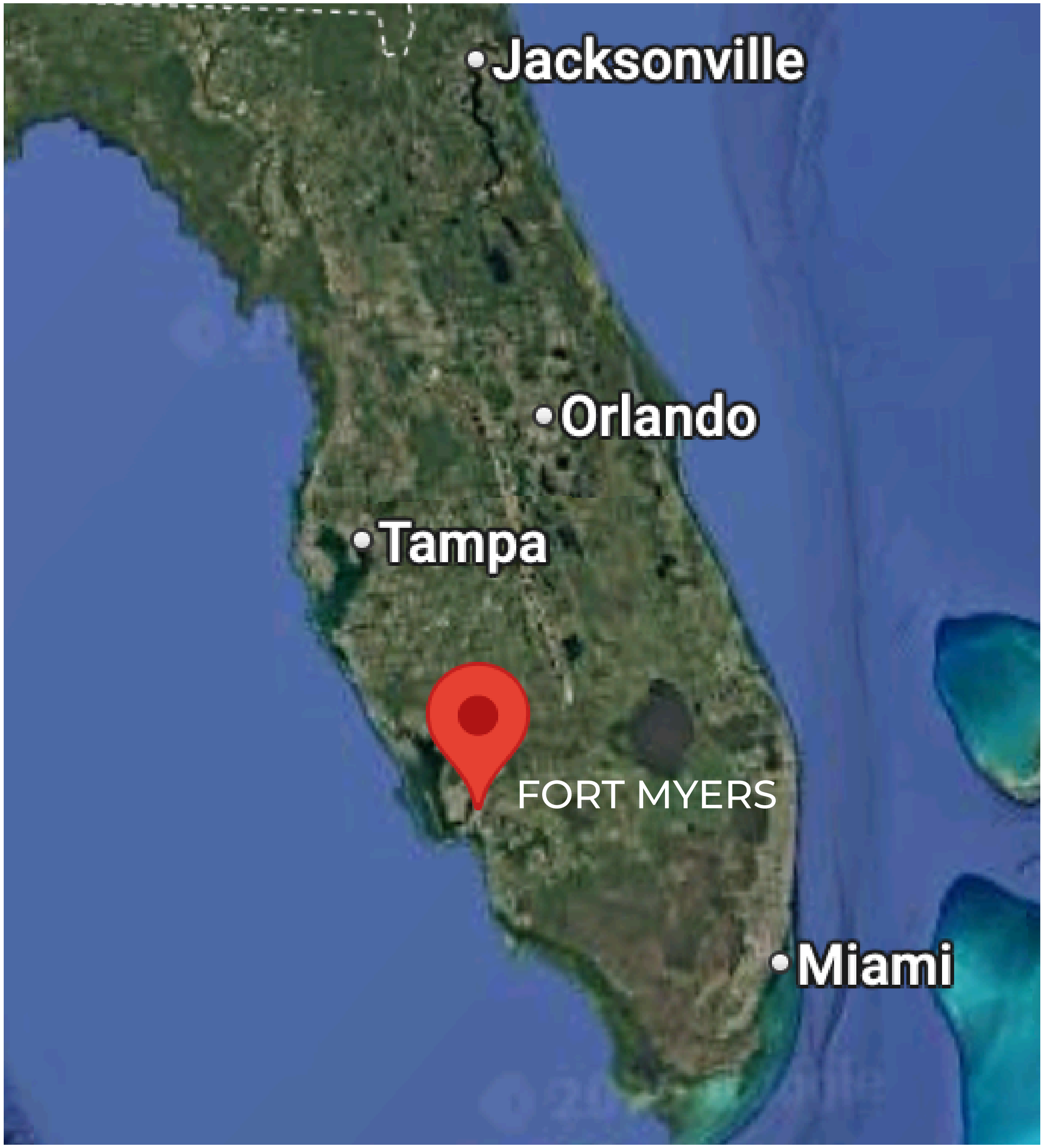
Jacksonville
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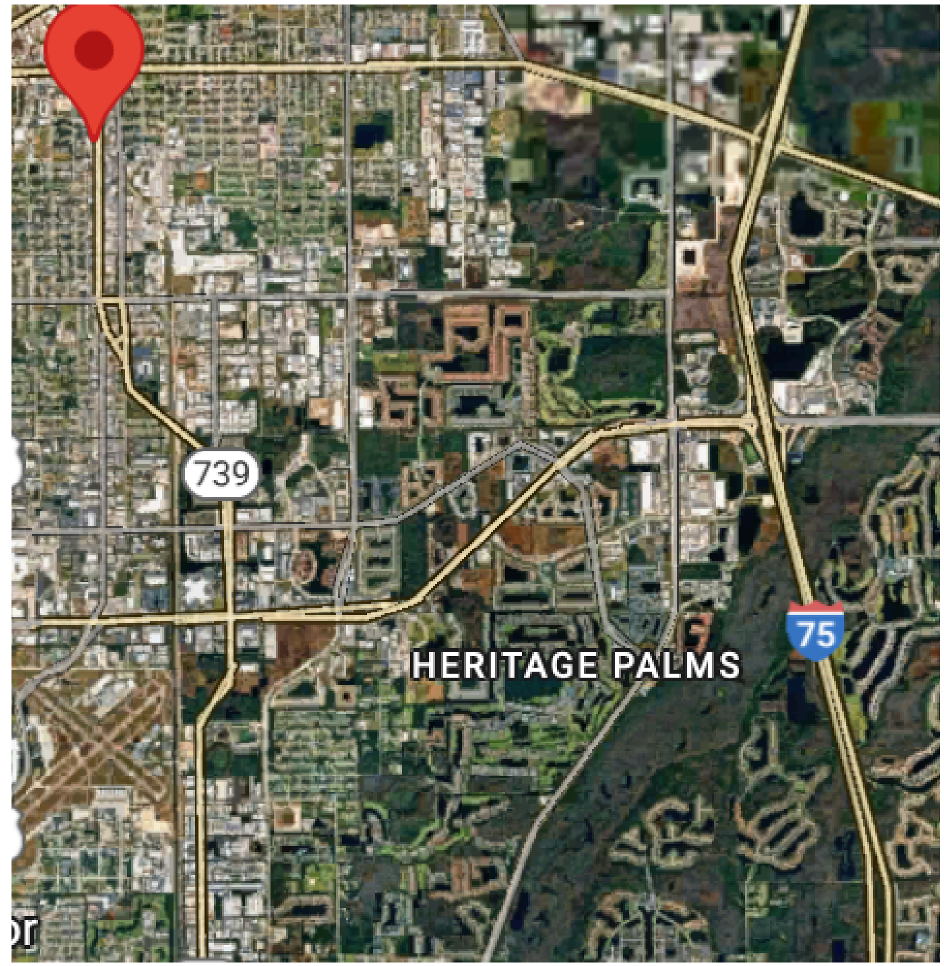
FORT MYERS
Miami


739
HERITAGE PALMS
75

Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Measured	Distance
Fowler St	Lafayette St N	21,422	2025	0.10 mi
Fowler Street	Market St S	18,366	2025	0.12 mi
Edison Ave	Royal Palm Ave W	8,426	2018	0.15 mi
Evans Avenue	Franklin St SE	9,911	2025	0.30 mi
Fowler St	Alicia St S	25,674	2025	0.30 mi
Central Avenue	Peck St N	1,391	2025	0.32 mi
Edison Avenue	Cranford Ave W	9,481	2025	0.35 mi
Jackson Street	Franklin St S	2,286	2025	0.36 mi
Dr Martin Luther King Blvd	Hough St NE	30,783	2024	0.37 mi
Dr Martin Luther King Bo...	Hough St NE	30,567	2025	0.37 mi

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Inc. 500/5000 7 YEARS

19,000+ PROFESSIONALS

400+ LOCATIONS

20+ COUNTRIES

JOANNE FULTZ

Commercial Advisor

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joanne@thefloridainternationalgroup.com

L

Representing Owners & Buyers
of commercial properties
for 29 years

FIG Commercial

powered by Realty One Group MVP

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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. FIG COMMERCIAL has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, FIG COMMERCIAL has not verified, and will not verify, any of the information contained herein, nor has FIG COMMERCIAL conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE JOANNE FULTZ FOR MORE DETAILS.

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