

# 2700 EVANS AVE

## Fort Myers, FL 33901



COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA



## FOR LEASE

### Property Highlights

- 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
- Six 1,050 SF units available

GLA

± 1,050 - 6,300 SF

PROPERTY  
TYPE

Light Manufacturing  
Condo

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

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Better never settles

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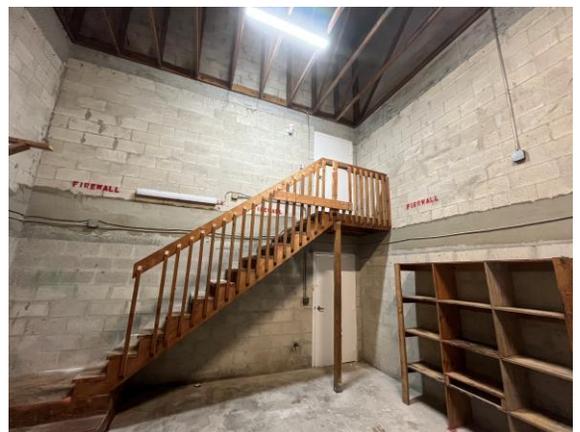
CUSHMAN &  
WAKEFIELD

COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA



## 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 2024-2029</b>	1.5%	1.9%	1.9%

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