

FOR LEASE - WATERFRONT OFFICE & WAREHOUSE SPACE

Jack's Place

3131 E Riverside Dr., Fort Myers, FL 33916



OFFERING SUMMARY

Available SF: 5,000 - 15,000 SF

Lease Rate: \$6.50 - \$12.00 SF/yr
(NNN; MG)

2019 EST. CAM: \$3.00 PSF

Lot Size: 1.76 Acres

Year Built: 1951

Building Size: 24,800 SF

Zoning: CG-Commercial General

Market: Fort Myers

PROPERTY OVERVIEW

Two lease spaces available in Commercial General zone with close proximity to Downtown Fort Myers:

1. The front unit consists of 5,000 square feet of office/retail space. Unit has recently been updated from floor to ceiling. T3 equivalent internet connections available with pre-installed CAT 5 connections. Space is divided into one 1,500 sf section with 3 separate offices and one 3,500 sf open space for open office or subdivided to cubicles. Unit has men's and women's bathrooms and separate dining and kitchen areas. Space is handicap accessible. Ideal for law office or professional office space. Secure locked parking area as well as main street parking. Only 0.9 miles to Downtown Fort Myers and Federal, State and County court houses.

2. The rear unit consists of 9,000 square feet of open warehouse space with 1,000 square foot office. The space was recently improved with new electrical wiring and high efficiency LED lighting. Space has 16 foot ceilings with 3 dock-high roll-up doors. The unit also has a rear patio overlooking the river.

PROPERTY HIGHLIGHTS

- Abundant onsite parking completely fenced in with electronic security gate
- Property has been upgraded to the equivalent T3 bandwidth and fiber connection
- Trolley Stop just next door in front of the Oasis Towers and walking distance (0.9 miles) to Historic Downtown River District
- Ft. Myers City Council plans to convert one-way streets downtown to two-way streets

Bryan J. Myers

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

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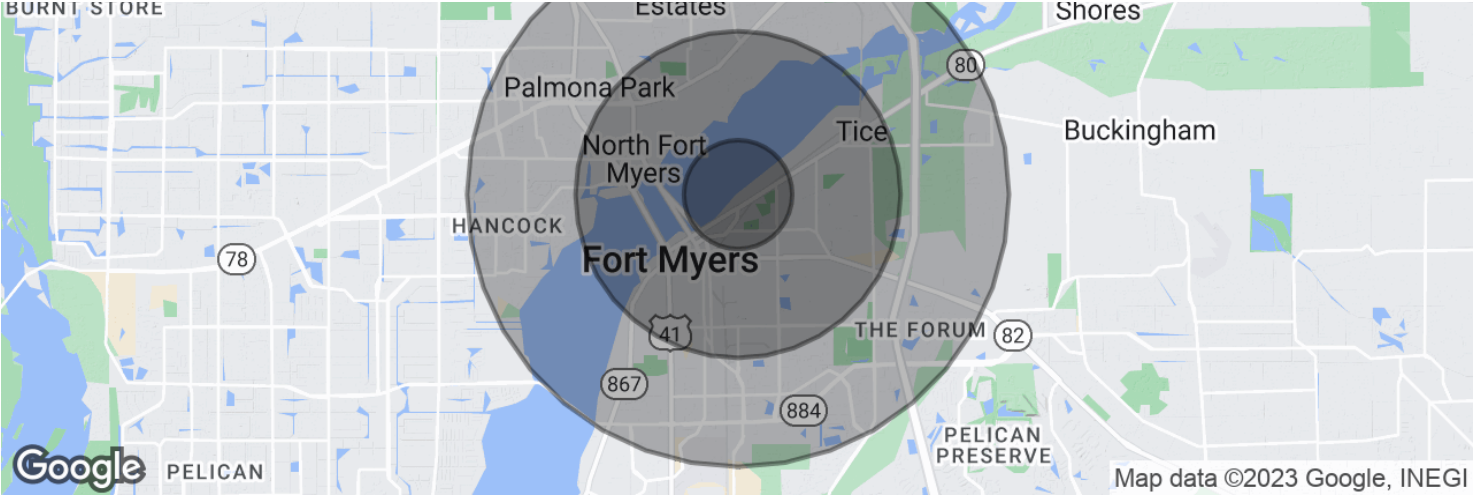
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,732	49,194	110,649
Median age	37.4	38.4	41.1
Median age (Male)	34.4	37.2	40.2
Median age (Female)	40.1	39.5	41.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,381	18,748	44,591
# of persons per HH	2.8	2.6	2.5
Average HH income	\$43,364	\$44,485	\$50,306
Average house value	\$183,154	\$162,647	\$177,464

* Demographic data derived from 2020 ACS - US Census

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