

FOR LEASE - Office | Retail

2150-2164 W First Street
Fort Myers, FL 33901



OFFERING SUMMARY

Available SF:

Lease Rate:

N/A

Year Built:

1965

Building Size:

10,657 SF

Zoning:

U-COR

PROPERTY OVERVIEW

This one story retail/office building has ideal West First Street frontage, on-site parking, and is located in the heart of the Condo lifestyle on the Caloosahatchee River. Ready for Immediate Occupancy!

PROPERTY HIGHLIGHTS

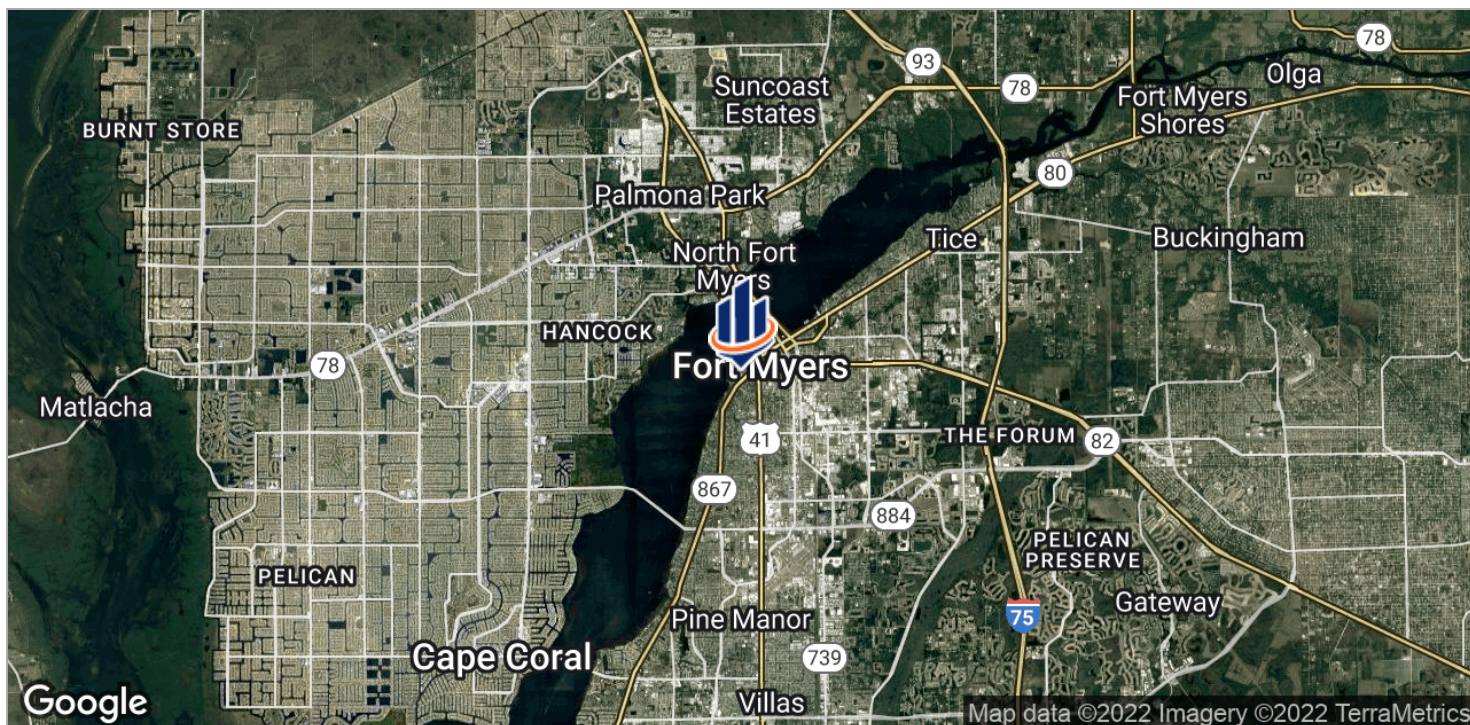
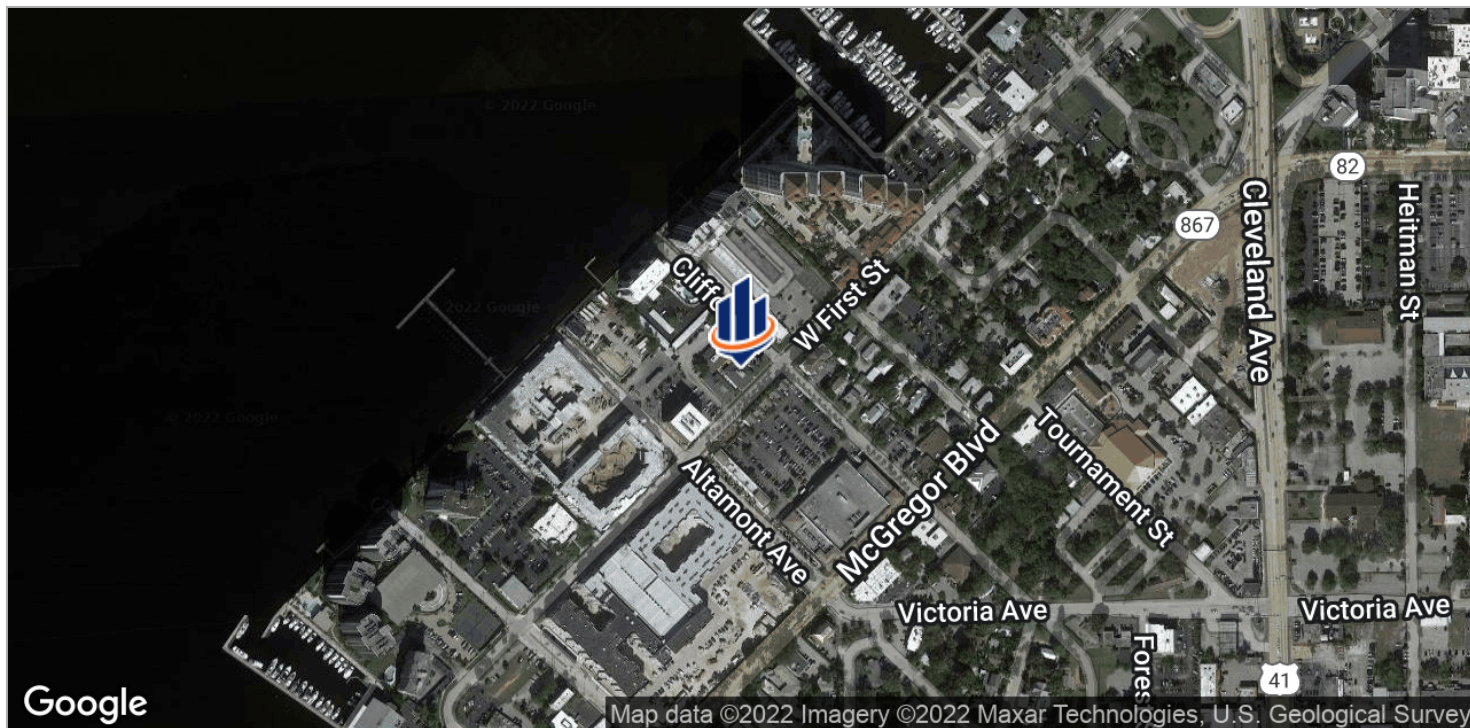
- **ONLY ONE UNIT LEFT (UNIT B-2)!!**
- Retail/Office space with West First Street frontage
- Convenient to downtown government offices and courthouse
- Steps from Publix, Subway, First Watch, Bennett's and other retail and restaurant amenities
- Ideal for legal, engineering or other professional use
- **Immediate occupancy**

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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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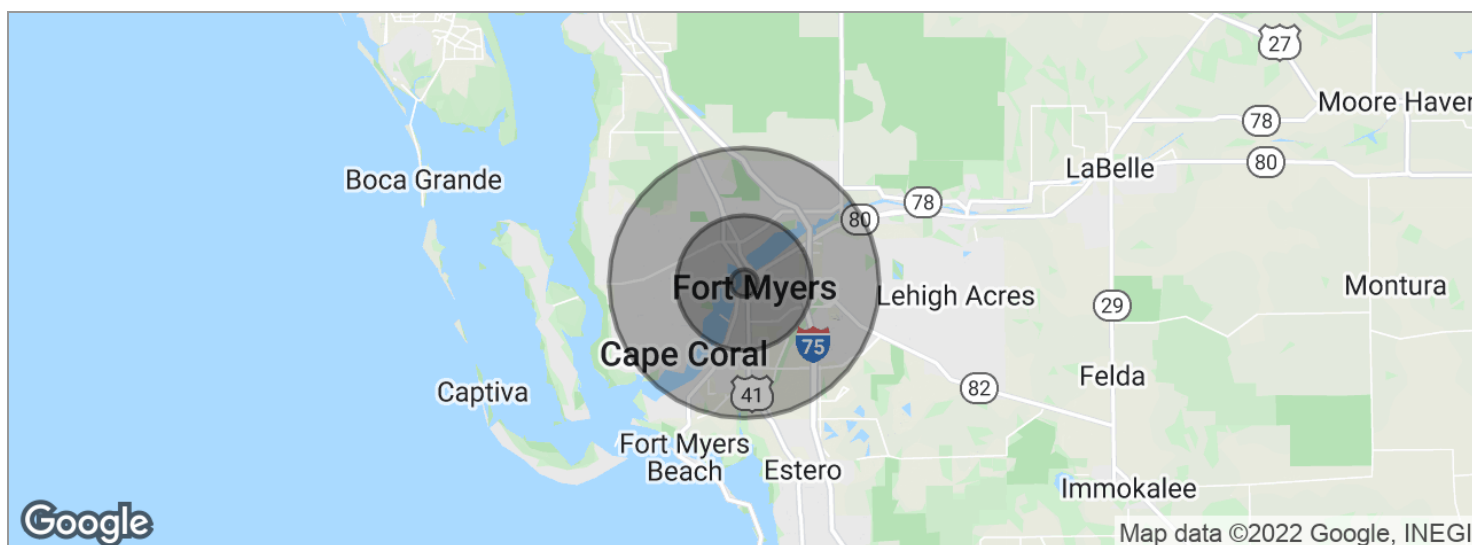
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,981	135,001	369,915
Median age	48.8	41.0	43.9
Median age [Male]	45.1	39.8	42.6
Median age [Female]	51.8	42.1	45.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,867	54,436	151,903
# of persons per HH	2.1	2.5	2.4
Average HH income	\$62,054	\$55,359	\$64,174
Average house value	\$285,951	\$207,640	\$240,276

* Demographic data derived from 2010 US Census

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