

# FOR LEASE - Ground Floor Retail | Office Space

## The Richards Building

1615-1617 Hendry Street, Fort Myers, FL 33901



### OFFERING SUMMARY

Available SF:

Lease Rate: \$20.00/SF NNN

Estimated CAM: \$5.00 PSF

Lot Size: 0 SF

Year Built: 1923

Building Class: B

Ceiling Height: 14 FT

Renovated: 2018

Zoning: U-CTR

Submarket: Downtown Fort Myers

### PROPERTY OVERVIEW

The Richards Building is a historic office | retail building located in Downtown Fort Myers historical district. There are two spaces available for lease. The ground floor unit consists of 3,373 sf of retail | office space with direct street access with double doors and ceiling high windows looking out to Hendry Street. This space can be used for office or retail space.

### PROPERTY HIGHLIGHTS

- Located in the epicenter of the River District on Hendry Street
- Within walking distance of all Government Municipalities
- Directly adjacent to Jackson Street Parking Garage
- Former home to Masons Bakery
- Delivery Date: 30 days

### AVAILABLE SPACES

SPACE	LEASE RATE	SIZE
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**Bryan J. Myers**  
Senior Advisor  
239.315.7101  
bryanjmyers@svn.com



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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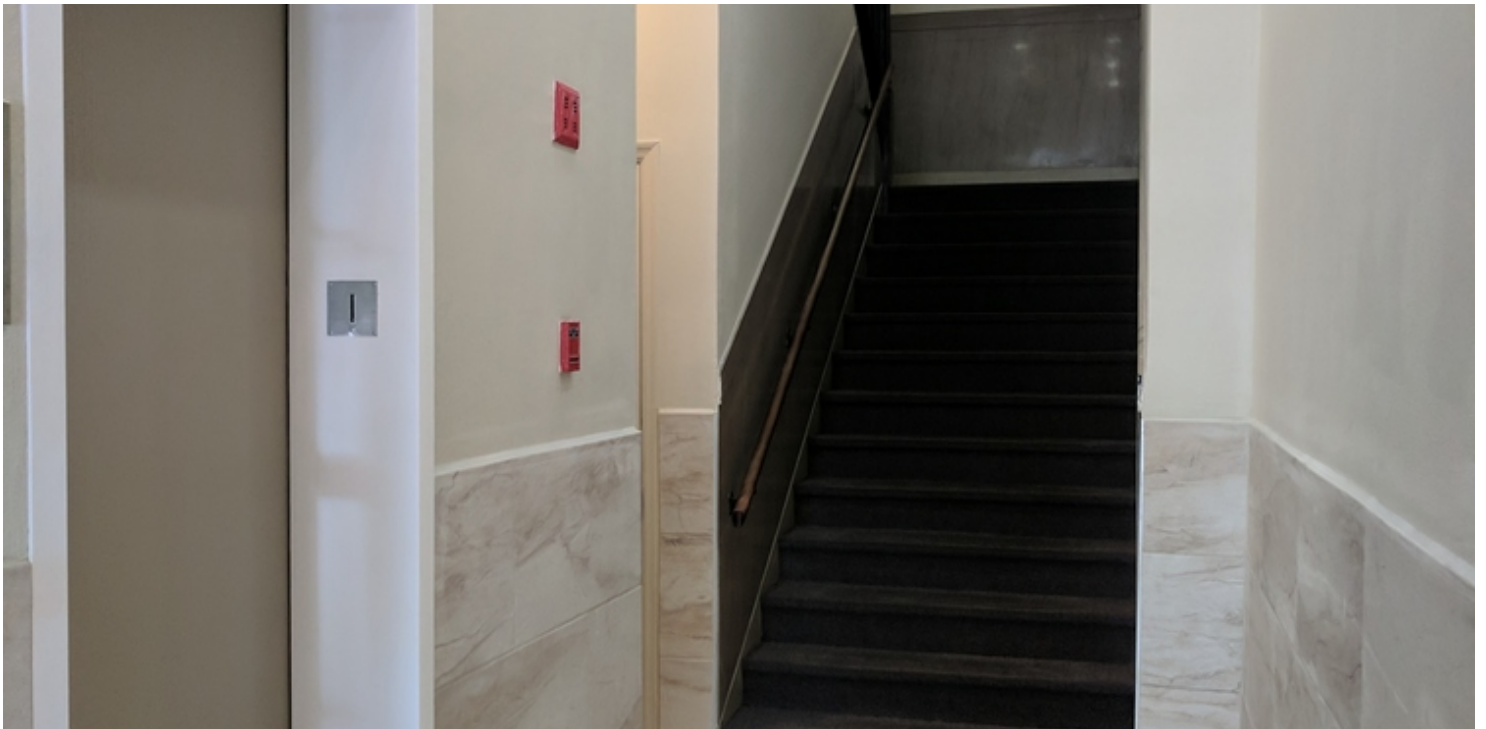


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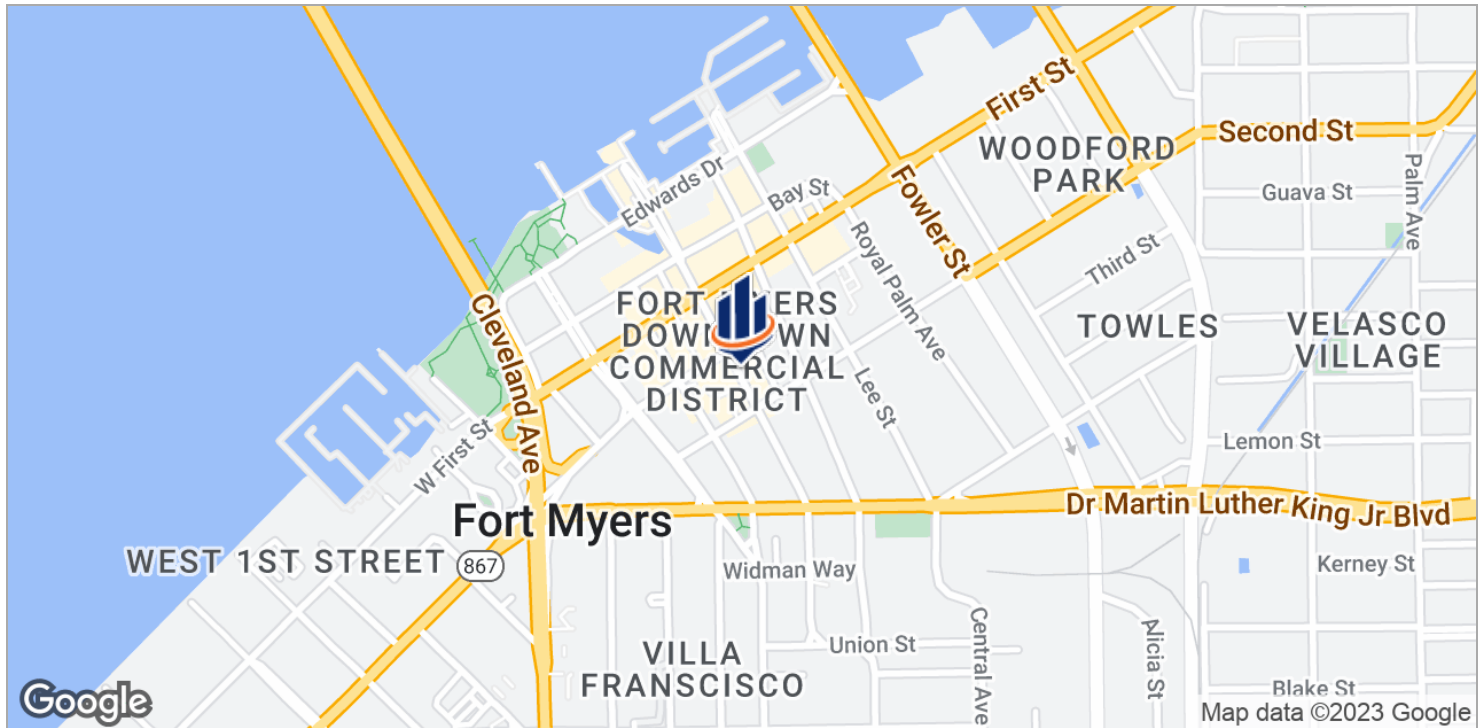
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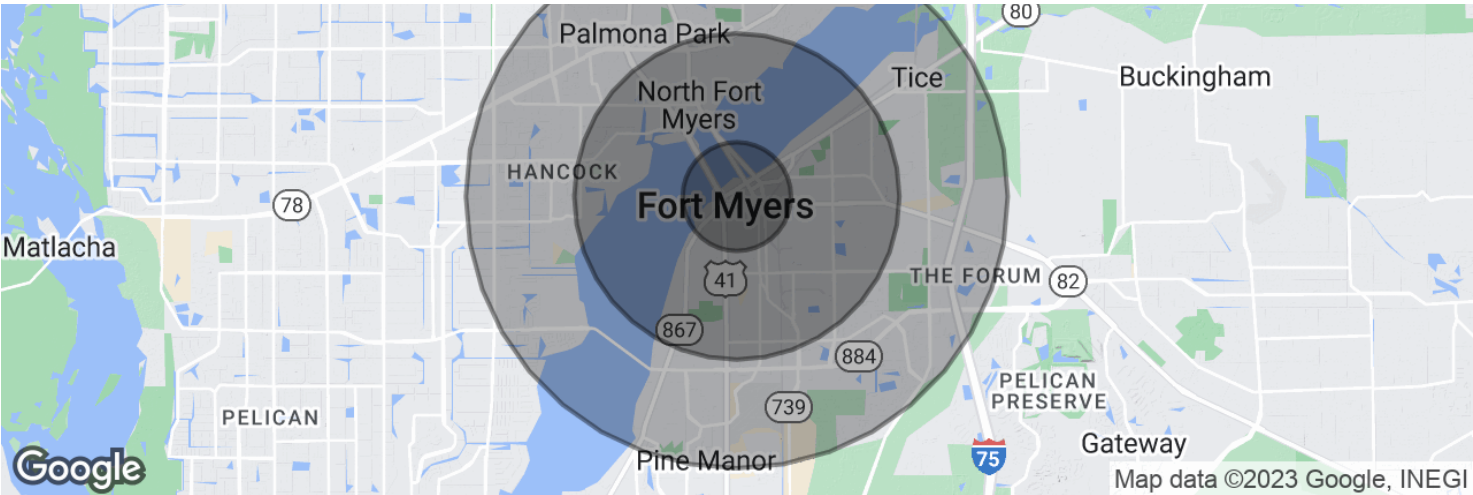


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,399	49,512	128,180
Median age	46.7	40.0	40.5
Median age (Male)	40.2	38.8	39.5
Median age (Female)	51.4	40.9	41.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,325	20,205	51,575
# of persons per HH	2.3	2.5	2.5
Average HH income	\$43,554	\$49,464	\$53,835
Average house value	\$243,284	\$180,604	\$198,251

\* Demographic data derived from 2020 ACS - US Census

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