

FOR LEASE

2247-2287 First Street
Fort Myers, FL 33901

THE BRADFORD

Downtown Historic Fort Myers



**CUSHMAN &
WAKEFIELD**

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



TABLE OF CONTENTS

3	Property Highlights
9	Building Amenities
10	Contact

PROPERTY HIGHLIGHTS



2267 FIRST ST.
Downtown Fort Myers
33916



PRICE / SF
\$30.00 MG
+ TAX



PARKING

Multiple parking
garages within
walking distance
for clients, visitors
and shoppers



UNIT SIZES

UNIT 13 ±478 SF
UNIT 14 ±621 SF



DELIVERY

Units delivered
AS-IS condition



SPRINKLER

Yes

Situated in the heart of
Historic Downtown Fort
Myers, this property
enjoys close proximity
to numerous amenities
and benefits from
vibrant foot traffic and a
lively atmosphere.

UNIT 13 - 478 SF \$1,195.00 MG +TAX

UNIT 14 - 621 SF \$1,552.50 MG +TAX

UNIT 14 CAN BE COMBINED WITH #13

RETAIL/OFFICE LOCATED INSIDE THE ARCADE DIRECTLY ACROSS FROM THE FLORIDA REPERTORY THEATER ENTRANCE.

UNITS ARE OFFERED AS-IS. PARTIAL WALLS NEED TO BE RENOVATED. UNITS NEED NEW FLOORING AND PAINT.

PERFECT FOR A GIFT SHOP, ARTISANAL, ART GALLERY, JEWELRY/CLOTHING STORE, OFFICE FOR SMALL BUSINESS: CPA, ENGINEERING FIRM, FINANCIAL SERVICES, PERSONAL CARE SERVICES.

UNITS OFFER PRIVATE RESTROOMS.

PARKING IS AVAILABLE AT THE BAY STREET PARKING LOT @ \$65 MONTH.



2

UNITS

that benefit from high foot traffic on First St and Bay St

71.2_M

DOLLARS

spent on food and alcohol within the surrounding 2 Miles in 2023

246_M

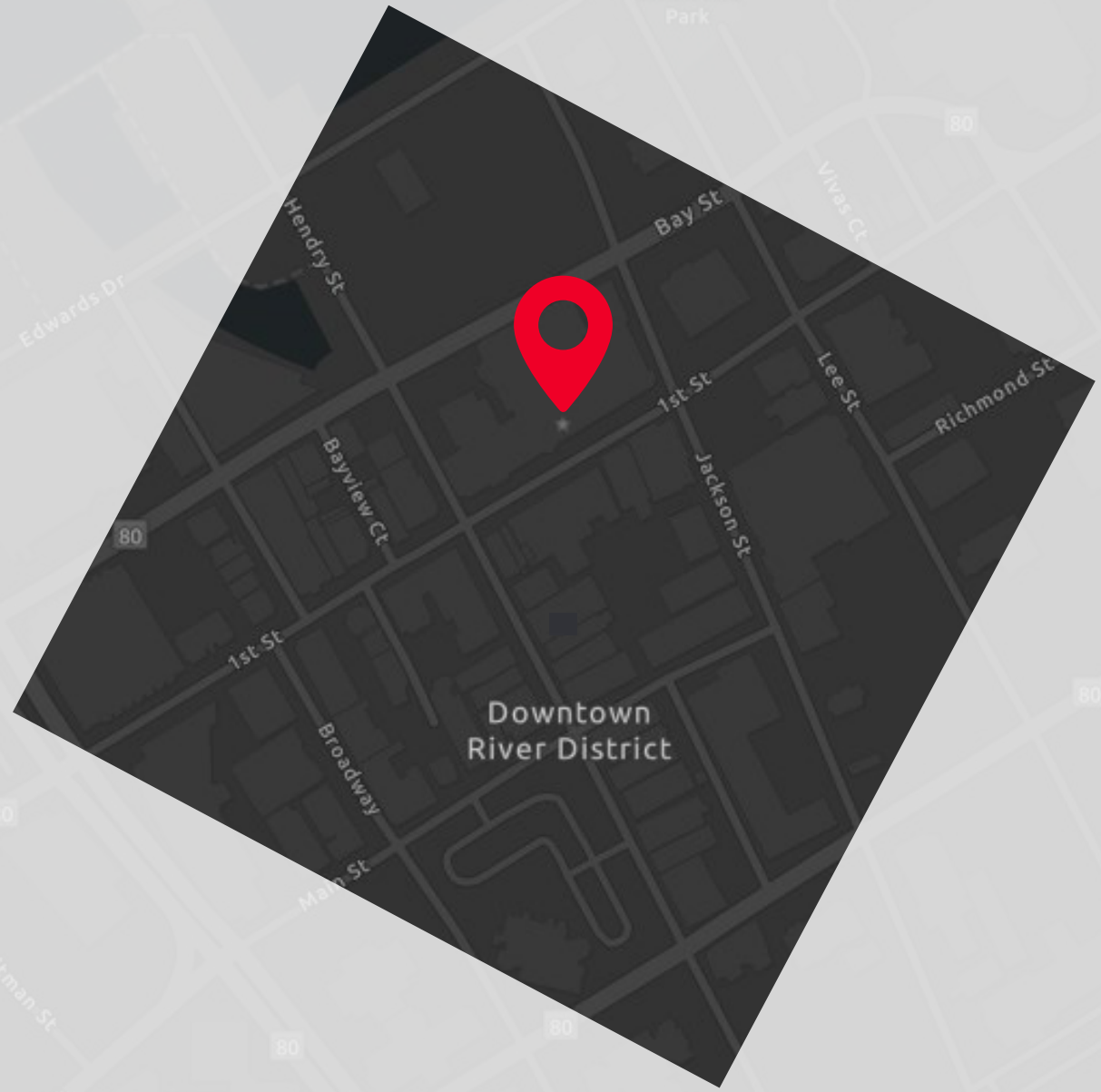
DOLLARS

in yearly consumer spending within a 2 mile radius of the property

240

HOTEL ROOMS

240 guest rooms and 1,000 + residential units within a mile radius under construction or in permitting





BUILDING AMENITIES

Prime Location:

Situated in the heart of downtown Fort Myers, this property enjoys a prime location, ideal for businesses seeking exposure, accessibility, and the charm of the historical district.

Multi-Use Potential:

With U-CTR Urban Center zoning the space can be utilized for many uses from retail to office.

Parking Convenience:

Benefit from a nearby parking garage that offers ample parking space for visitors.

Hospitality:

Convenient accommodation options for business clients and visitors, enhancing the units appeal and accessibility.

WORK, SHOP, LIVE

Promising Growth:

Fort Myers is home to a growing population and boasts great demographics, making it an excellent location for businesses seeking expansion opportunities.

Investment Opportunity:

Strong potential for revenue growth in a thriving commercial market.

GARY TASMAN
CEO & Principal Broker
239 489 3600
gtasman@cpswfl.com

GRETCHEN SMITH
Senior Director
239 489 3600
gsmith@cpswfl.com

Cushman & Wakefield | Commercial property Southwest Florida Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

5220 Summerlin Commons Blvd
Suite 500
Fort Myers, FL 33907
cpswfl.com



**CUSHMAN &
WAKEFIELD**

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA