Offering Memorandum

2280-2290 Fowler

FORT MYERS, FL 33901

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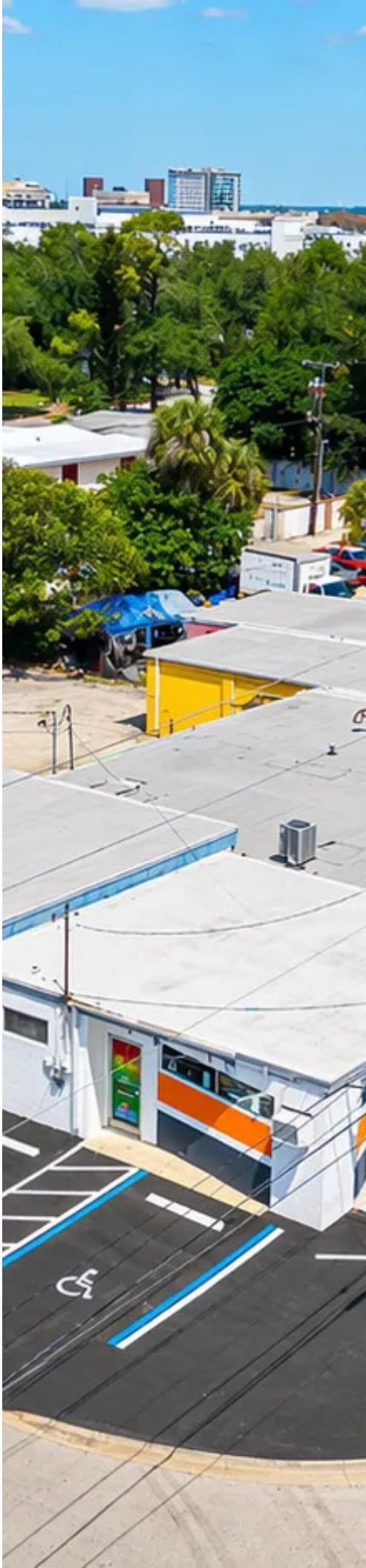


SVN COMMERCIAL PARTNERS

Property Information

PROPERTY SUMMARY

2280-2290 FOWLER

FORT MYERS, FL 33901

OFFERING SUMMARY	
SALE PRICE:	$1,300,000
BUILDING SIZE:	9,474 SF
LOT SIZE:	18,299 SF
PRICE / SF:	$137
FUTURE LAND USE	Midtown
ZONING	CI
AADT	27,000
COVERAGE RATIO	.51%
TAXES	$13,789.61
PRO-FORMA NOI	$123,162

PROPERTY SUMMARY

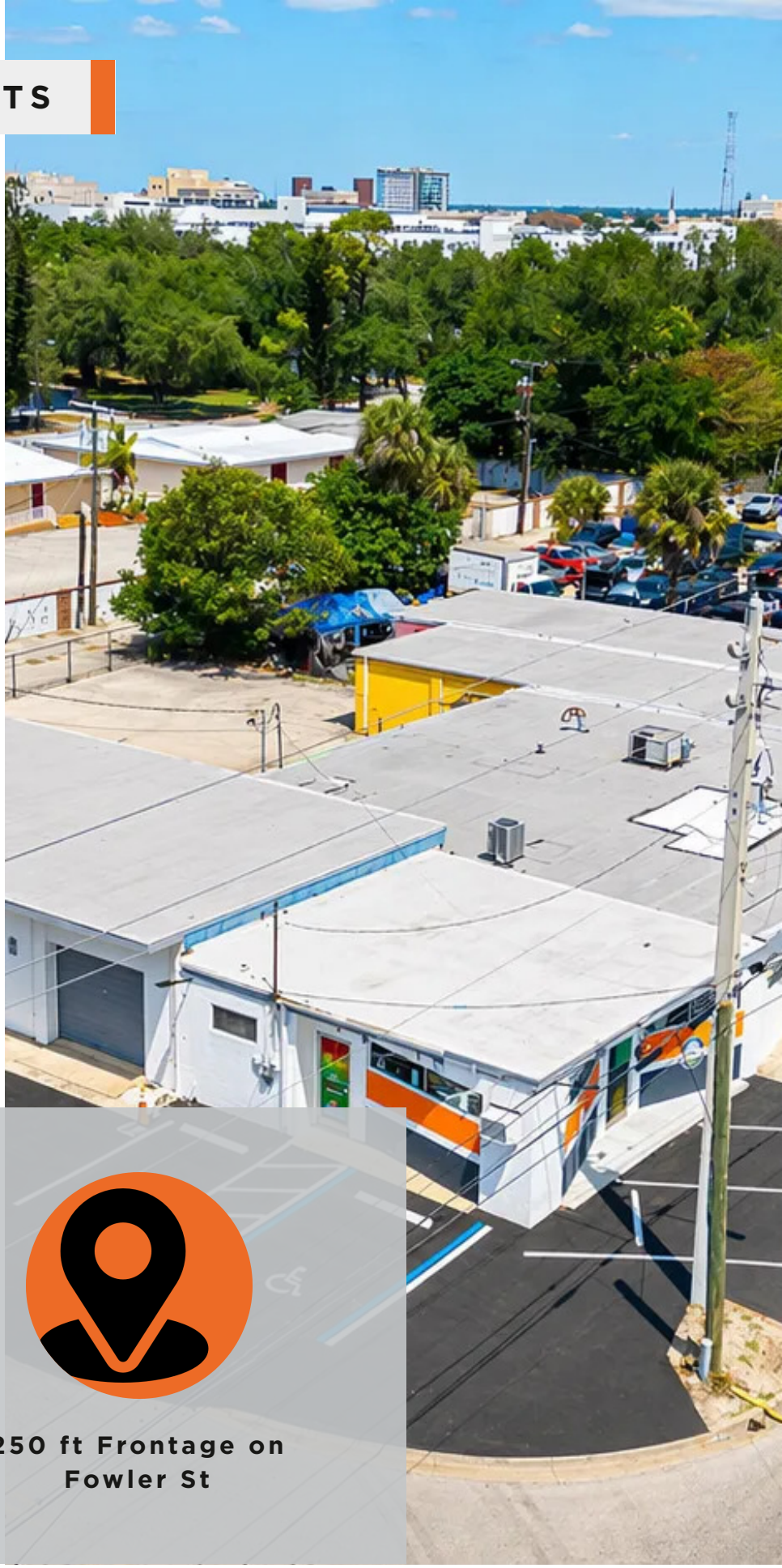
Situated on the corner of Lafayette St and Fowler St with approximately 250 feet of frontage along Fowler Street, this neighborhood center consists of 7 suites offering flex spaces office, and retail configurations. The property provides excellent visibility and accessibility within a well-traveled commercial corridor.

Currently occupied by 1 tenant, the asset presents a compelling opportunity for value-add investors seeking lease-up potential and increased income through active management. The flexible suite layouts also make it well suited for an owner-user looking to occupy a portion of the property while generating additional income from existing or future tenants to offset operating expenses.

With strong frontage, flexible suite configurations, and lease-up upside, the property is well-positioned for investors or owner-users looking for income potential and long-term value.

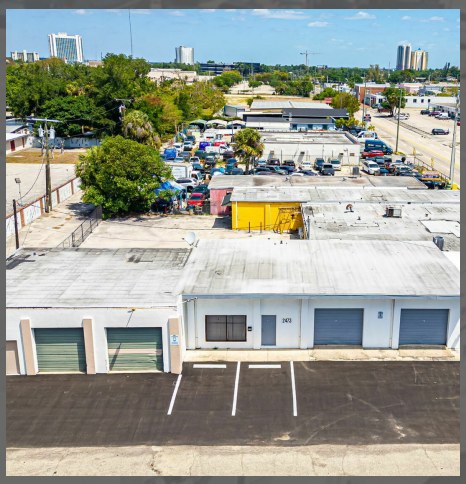
PROPERTY HIGHLIGHTS

- Significant Value-Add Investment and/or Owner-User Opportunity, well below replacement cost
- Prominent Corner Lot with ±250' of Frontage on Fowler Street
- Strong Daily Traffic Exposure 23,600 AADT
- Neighborhood Center with 7 Flexible Layouts
- Mix of Flex, Retail, and Office Space with Overhead Doors
- Phenomenal Upside with Leasing up of vacant units
- Ability for Owner-User to Occupy While Offsetting Expenses with Tenants
- Located Within a Fort Myers CRA Redevelopment Area



Value-Add Opportunity

250 ft Frontage on Fowler St



Location Information

LOCATION DESCRIPTION

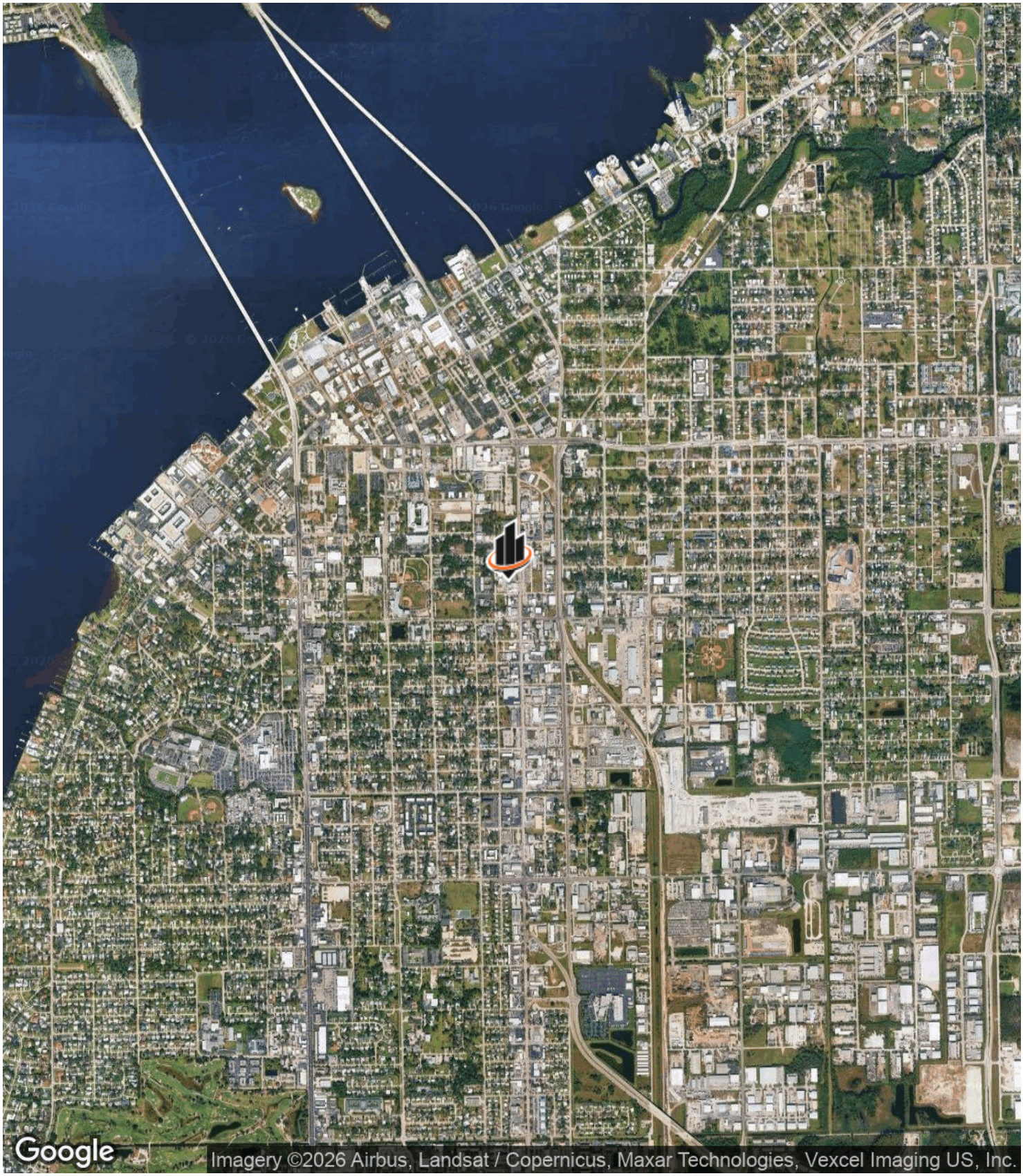
Located along the Fowler Street corridor in Fort Myers, the property sits in a centrally positioned commercial area within a City of Fort Myers Community Redevelopment Agency (CRA) district, an area targeted for reinvestment and infrastructure improvements that continue to support long-term growth.

The location provides convenient access to Colonial Boulevard (SR 884) and SR-82, two of the area's primary east–west corridors with direct connectivity to I-75 and surrounding markets. Its central position allows for easy access to Downtown Fort Myers, Cape Coral, and North Fort Myers, placing the property within close proximity to major employment centers, retail, dining, and government services.

This highly accessible location within the Fort Myers market offers strong connectivity and long-term redevelopment potential attractive to both investors and owner-users.

REGIONAL MAP

AERIAL MAP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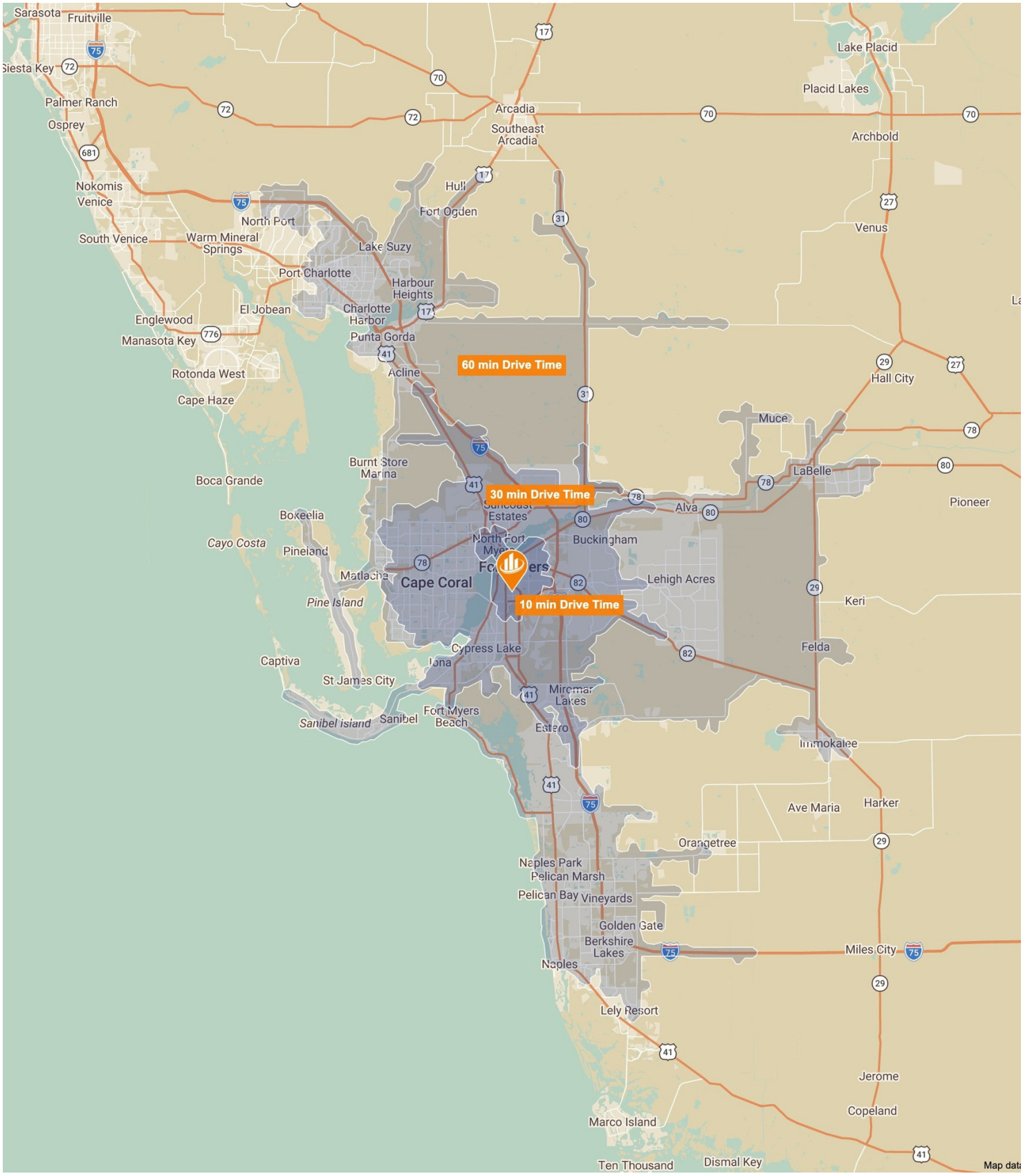
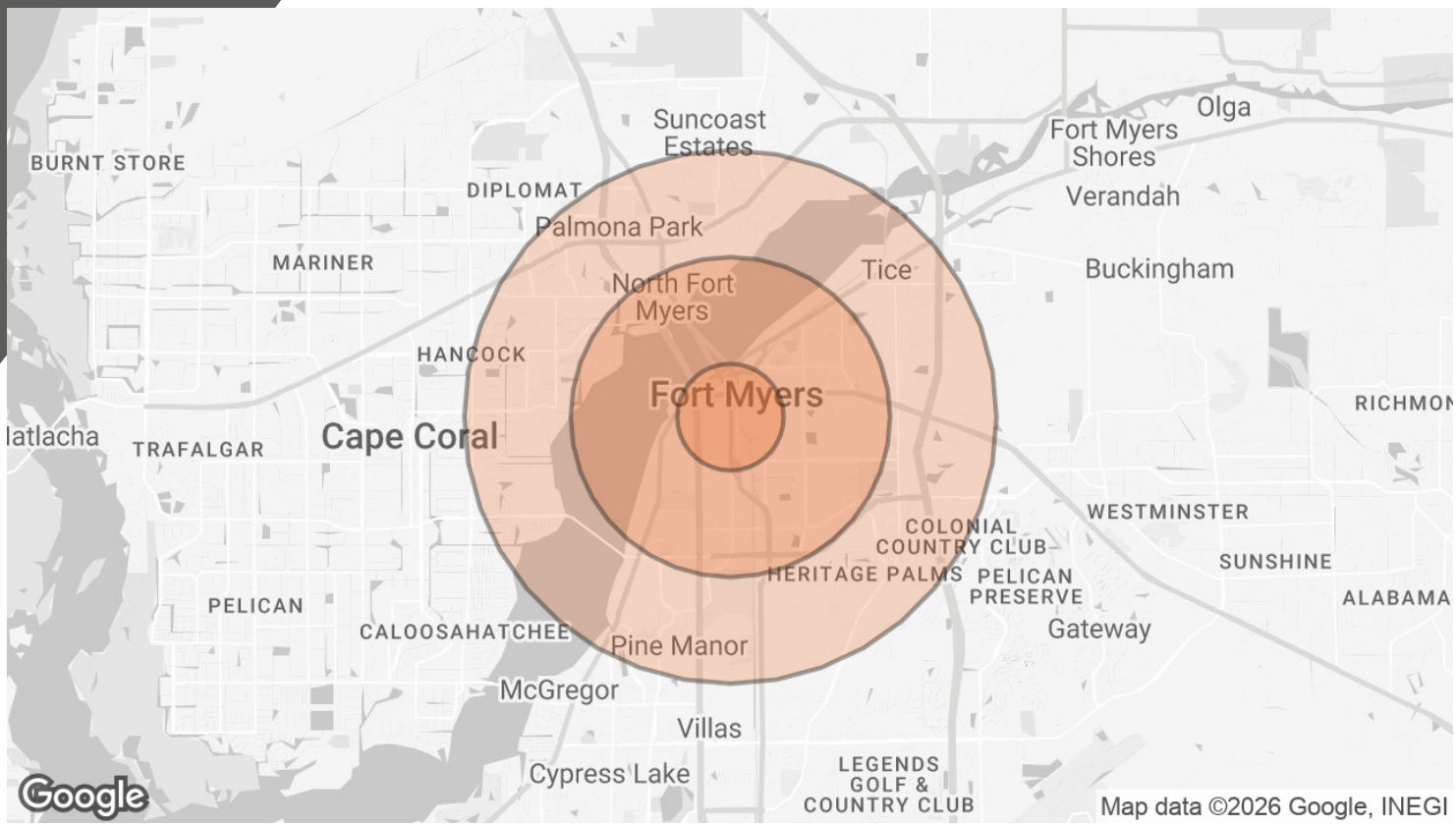
DRIVE TIME MAP



Demographics

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,522	60,592	150,871
AVERAGE AGE	37.5	40.0	43.0
AVERAGE AGE (MALE)	35.7	39.8	42.5
AVERAGE AGE (FEMALE)	38.9	40.2	43.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,119	23,542	60,023
# OF PERSONS PER HH	2.7	2.6	2.5
AVERAGE HH INCOME	$51,053	$79,083	$83,462
AVERAGE HOUSE VALUE	$228,382	$283,539	$298,219

2023 American Community Survey (ACS)

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