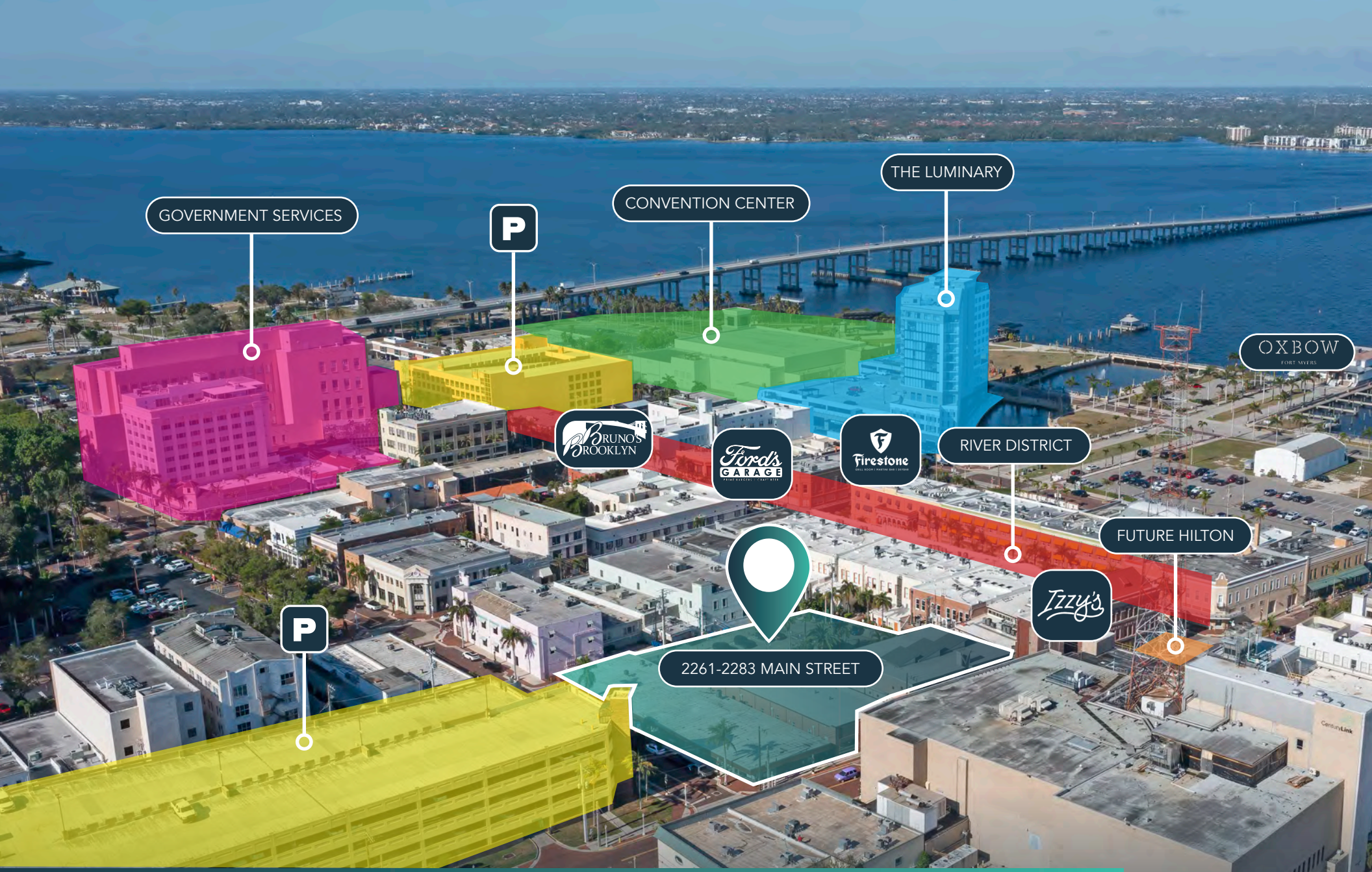


DOWNTOWN FORT MYERS REDEVELOPMENT OPPORTUNITY

FORT MYERS, FLORIDA

TCG
INVESTMENT PROPERTY

INVESTMENT HIGHLIGHTS

PROPERTY FEATURES

ADDRESS
2261 - 2283 Main St.
Fort Myers, FL 33901

PROPERTY SIZE
28,723 Square Feet
0.98 Acres

URBAN CENTER ZONING
Commercial, Residential and Hospitality

COVERED REDEVELOPMENT
100% Occupied
Short term Leases

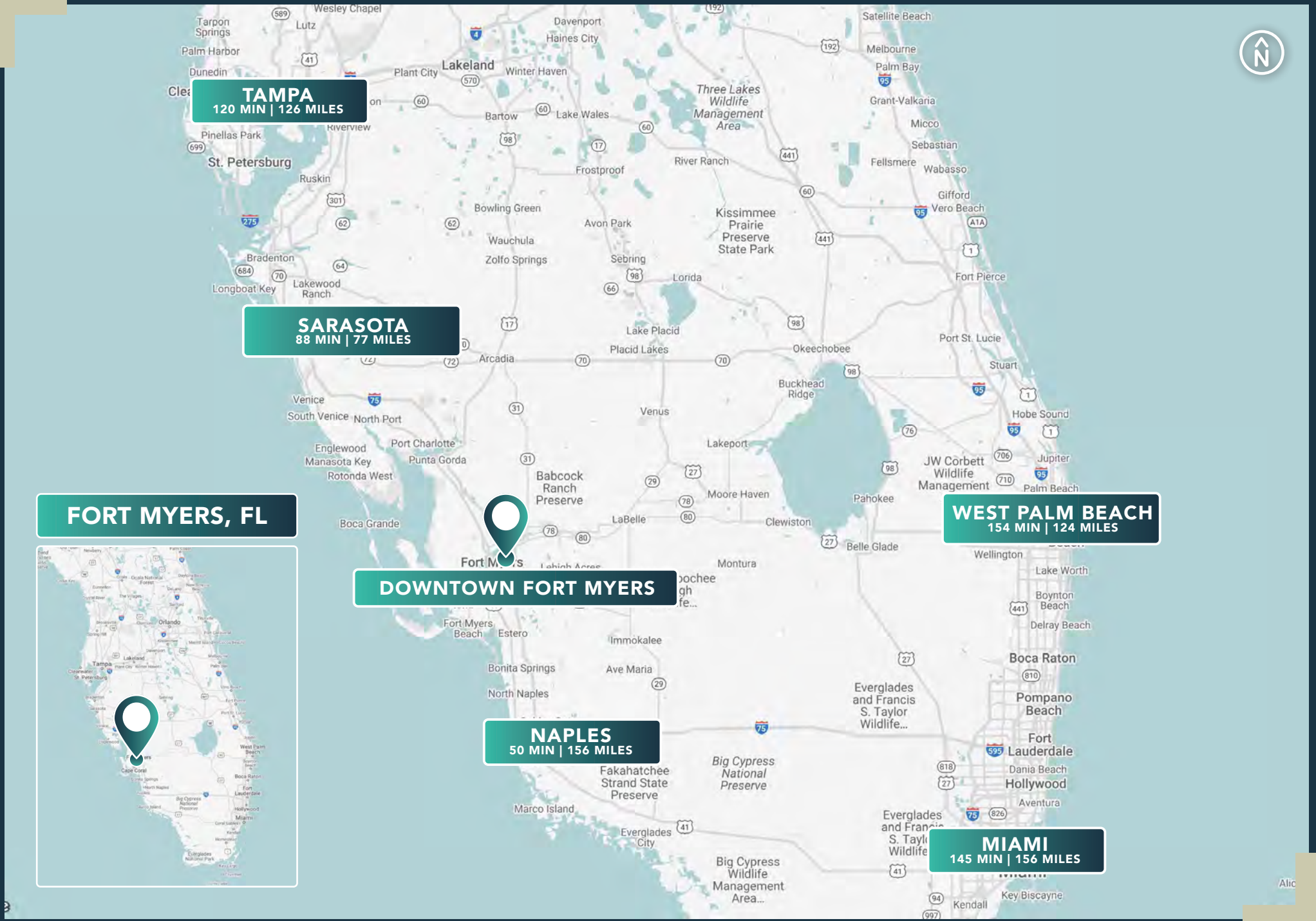
PARKING DOWNTOWN
Over 2,200 Public Parking Spaces

ECONOMY
Fort Myers is the fastest growing city in the nation. -US News
Only 3% Unemployment.

GROWTH
Lee County is seeing annual growth rates above 2%

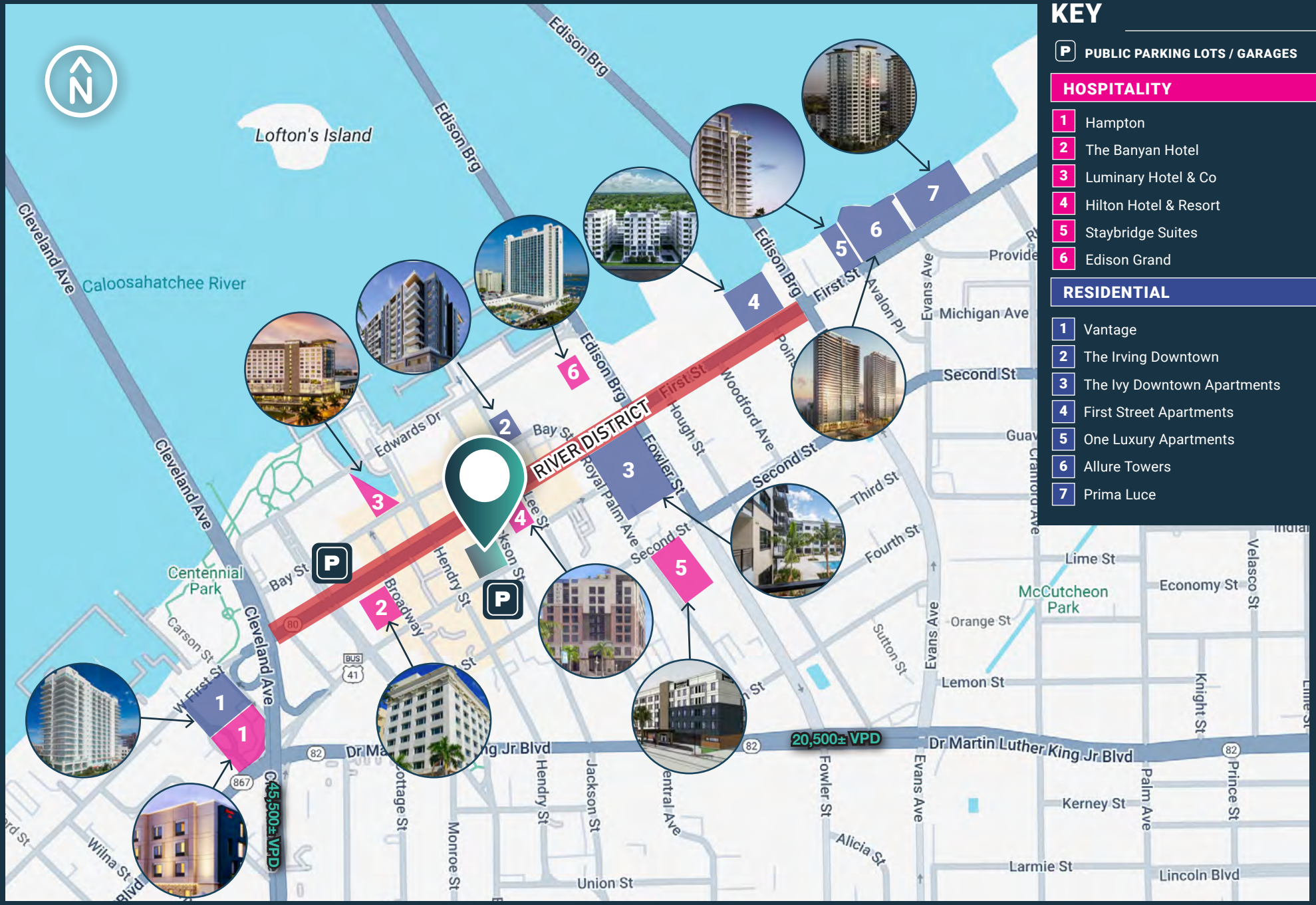
REGIONAL LOCATION

TCG



DOWNTOWN FORT MYERS MAP

TCG



KEY

P PUBLIC PARKING LOTS / GARAGES

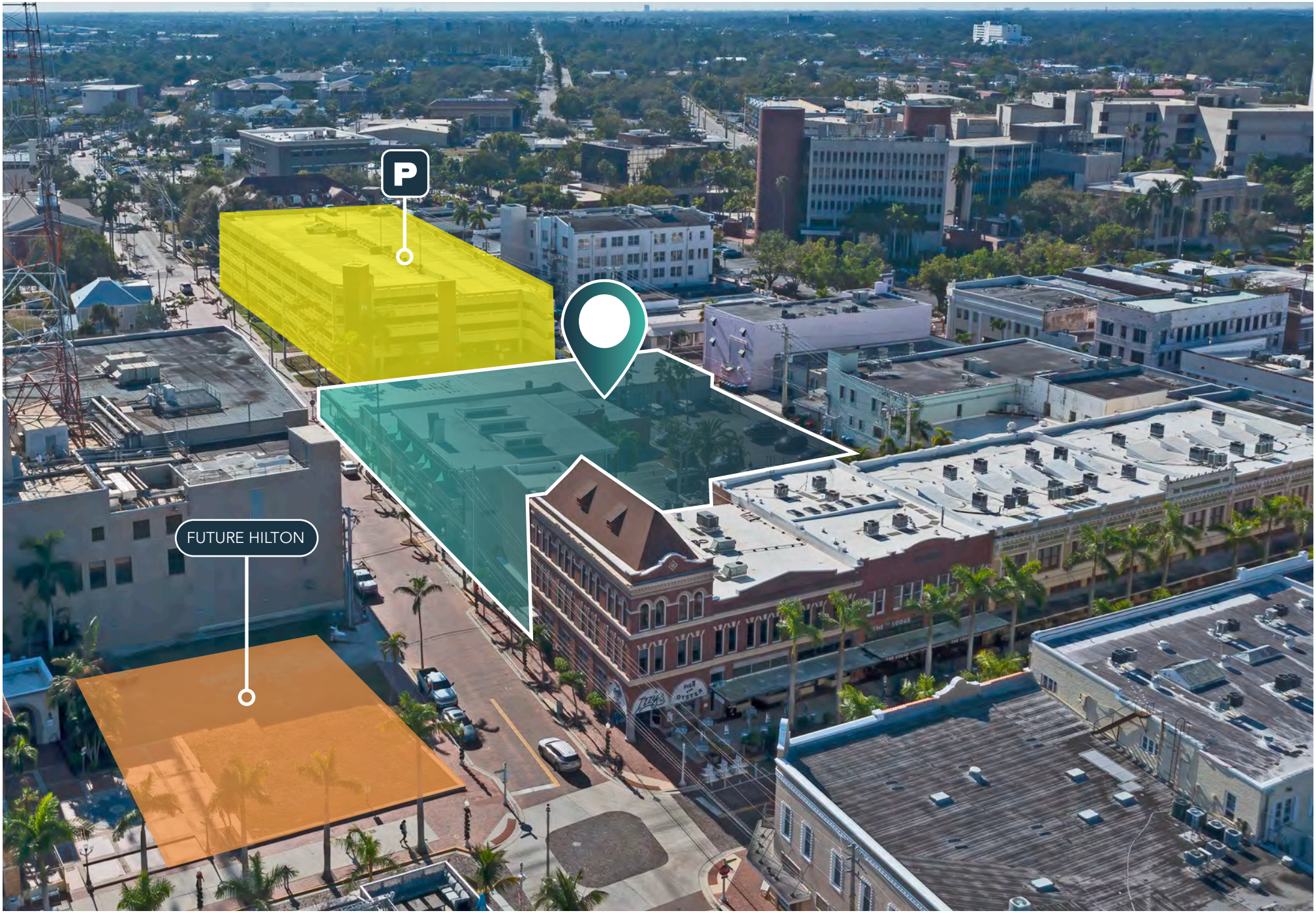
HOSPITALITY

1. Hampton
2. The Banyan Hotel
3. Luminary Hotel & Co
4. Hilton Hotel & Resort
5. Staybridge Suites
6. Edison Grand

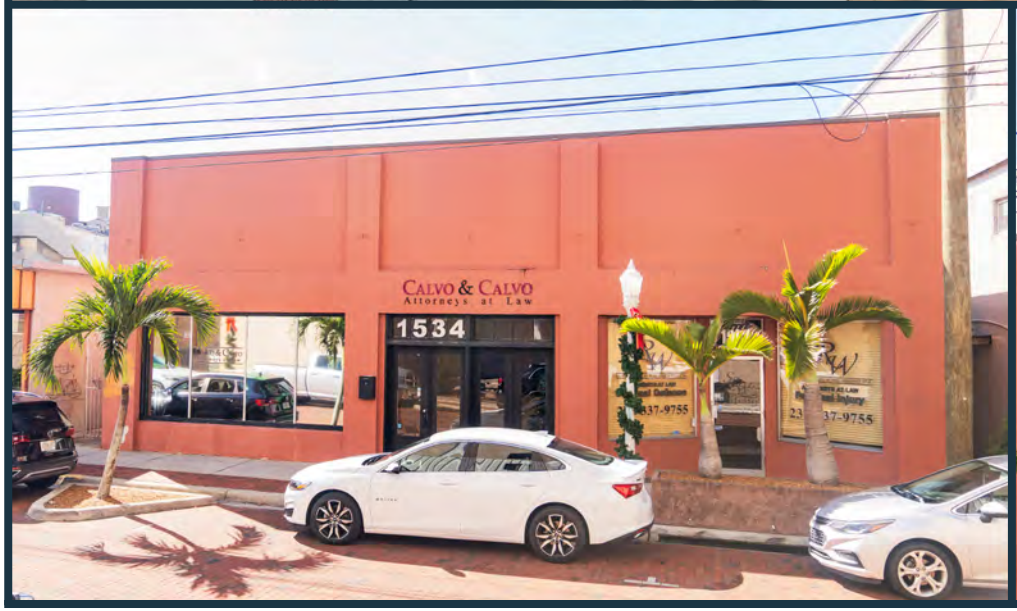
RESIDENTIAL

1. Vantage
2. The Irving Downtown
3. The Ivy Downtown Apartments
4. First Street Apartments
5. One Luxury Apartments
6. Allure Towers
7. Prima Luce

AERIAL PHOTO



BUILDING PHOTOS



DOWNTOWN FORT MYERS, FLORIDA

MARKET OVERVIEW

Downtown Fort Myers has become a vibrant focal point for redevelopment and growth, cementing its status as a premier destination in Southwest Florida. Over the past decade, this historic urban core has been transformed by significant public and private investments, including the development of nearly 6,600 residential units currently under construction and ongoing expansions of key infrastructure. These projects have revitalized key areas, blending the charm of preserved historical architecture with cutting-edge modern developments.

The area is now a hub of mixed-use spaces that cater to a rapidly growing population, with Lee County seeing annual growth rates above 2%. Fort Myers has attracted a diverse mix of professionals, entrepreneurs, and families, supported by a median household income of $65,000 and strong employment opportunities in healthcare, retail, and construction. Recent additions include high-rise residential and commercial developments as well as expanded waterfront amenities, designed to enhance walkability and community connectivity.

With a burgeoning arts and cultural scene and robust economic momentum, downtown Fort Myers continues to attract investment. The regional retail market's low 3.1% vacancy rate and sustained absorption of 260,000 square feet in the past year highlight the strong demand for space. Similarly, the multifamily market reflects this growth with nearly 2,000 units absorbed in 2024, showing strong renter interest despite challenges posed by rising supply.

This ongoing transformation underscores downtown Fort Myers' potential as a magnet for innovative projects and forward-thinking investment strategies, solidifying its place as a cornerstone of Southwest Florida's development.

Over 6,500 residential units under construction

One of the fastest growing cities in the Nation

Explosive growth in Ft. Myer's River District

$2,500,000,000+
IN TOTAL TRANSACTIONS

NATIONAL INFLUENCE • REGIONAL PRESENCE • LOCAL EXPERTISE

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