



DOWNTOWN OFFICE/RETAIL SPACE FOR LEASE

1401 LEE STREET
FORT MYERS, FL 33901

OFFICE/RETAIL

FOR LEASE



1,100 SF



OFFICE/RETAIL FOR LEASE



\$18.00 PSF MG

PROPERTY SUMMARY

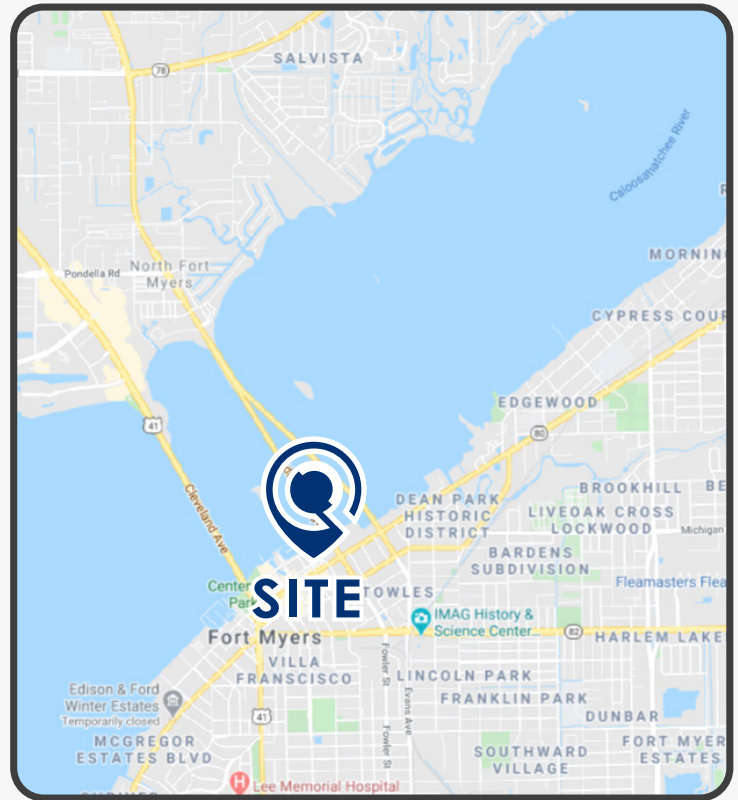
Lease Rate:	\$18.00 PSF MG
Max Contiguous Space:	1,100 SF
Total RBA:	4,297 SF

- Ground floor space with the flexibility to be used for a number of uses: Office, Retail, Medical, Restaurant, etc.
- Located at the southeast corner of Lee Street and Bay Street.
- The property is minutes from the City Hall, State and Federal Courthouses, and multiple State, Federal and Local Government Buildings.
- Positioned in the heart of the River District's restaurant, cultural and entertainment scene.
- Negotiable terms for buildout.
- Potential for increased windows.
- Potential for reserved parking.

DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
Total Population	5,469	54,311	144,986
2025 Increase	1.8%	2.1%	2.0%
Avg HH Income	\$58,535	\$59,936	\$60,269
# Households	2,567	22,585	60,110
# Employees	10,693	32,335	89,051

(Applied Geographic Solutions 2020)



3555 Kraft Road, Suite 260, Naples, FL 34105

ADAM PALMER, CCIM
Principal, Managing Dir.

D: 239.333.2507
C: 239.898.8686
apalmer@lqwest.com

ARTEM NASHMAN, CCIM
Associate

D: 239.333.2513
C: 239.200.6153
anashman@lqwest.com

LQWEST.COM/DOWNTOWN-LEE-SPACE

Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.

