



**FOR SALE/LEASE – Flex Property**  
**3131 E. Riverside Dr., Fort Myers, FL 33916**

**Sale Price:** \$4,795,000

**Lease Price for 5,000 SF:** \$12.50 PSF + \$5.00 CAM

**Lease Price for 9,200 SF:** \$17.50 PSF + \$5.00 CAM

**Total Building SF:** 24,700± SF

**Lot Size:** 1.06 acres + 0.41 acre lot across the street

**Year Built:** 1935 (As shown on LeePA)

**Strap:** 07-44-25-P4-00109.0080 | 07-44-25-P4-03616.0080

**Zoning:** CG – Commercial General | **Lot Zoned:** RM16



**Caloosahatchee River**

**Property Description:**

- Located on the Caloosahatchee River close to the historic Downtown River District of Fort Myers.
- Property is completely fenced in with security coded gate access and lighting.
- New HVAC's, LED lighting, High Speed WiFi with installed Google NEST
- New Firestone TPO roof with remaining multi-yea warranty on main waterfront office sections
- New 175mph hurricane resistant windows surrounding the entire back offices with lifetime warranty



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<b>DEMOGRAPHICS</b>			
<b>3131 E. Riverside Dr., Fort Myers, FL</b>			
	<b>2 Miles</b>	<b>5 Miles</b>	<b>10 Miles</b>
<b>Total Population</b>	26,903	138,792	454,725
<b>Median Age</b>	38	42	46
<b>Total Households</b>	10,790	57,887	188,397
<b>Traffic Count</b>	22,500 (2023) – Palm Beach Blvd. 25,500 (2023) – Edison Bridge (NB)		



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This property presentation is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawals without notice.

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## Adjacent Lot Plans for Additional Parking or Expansion





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