



1408 BAYVIEW COURT | FORT MYERS, FL 33901

PRIME RETAIL SPACE IN THE HEART OF DOWNTOWN FORT MYERS

FOR LEASE

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Boutique Retail Opportunity with Exceptional Foot Traffic in Downtown Fort Myers

1408 Bayview Court offers ±748 SF of charming retail space in the heart of Downtown Fort Myers. Featuring a welcoming garden entry, distinctive blue awning, and excellent street visibility, this boutique storefront provides the perfect blend of character and exposure. Surrounded by popular River District destinations including Fancy's Southern Café, Capone's, City Tavern, and The Firestone, the location benefits from consistent foot traffic and strong daytime and evening activity. Ideal for boutique retail or service-oriented use, the property includes prominent signage opportunities and a Tenant Improvement allowance for qualified tenants.

PROPERTY DETAILS

LEASE RATE	\$2,500/Month NNN
AVAILABLE SF	±748 SF
TI ALLOWANCE	Available for qualified tenants
AVAILABILITY	Immediate
ZONING	U-CTR (CFM)
YEAR BUILT	1925

PROPERTY HIGHLIGHTS

±748 SF of retail space in the heart of Downtown Fort Myers

Charming garden entry offering a welcoming, boutique presence

Distinctive blue entry awning and large storefront windows for display and visibility

Excellent signage opportunity facing Bayview Court

Strong pedestrian and vehicle traffic from surrounding dining, retail, and entertainment

Walkable location steps from Bay Street, Hendry Street, and First Street

Neighboring attractions include Fancy's Southern Café, Capone's Coal Fired Pizza, City Tavern, The Firestone Grill Room, Martini Bar & Skybar, and Ford's Garage

Ideal for boutique retail, studio, or service-oriented use

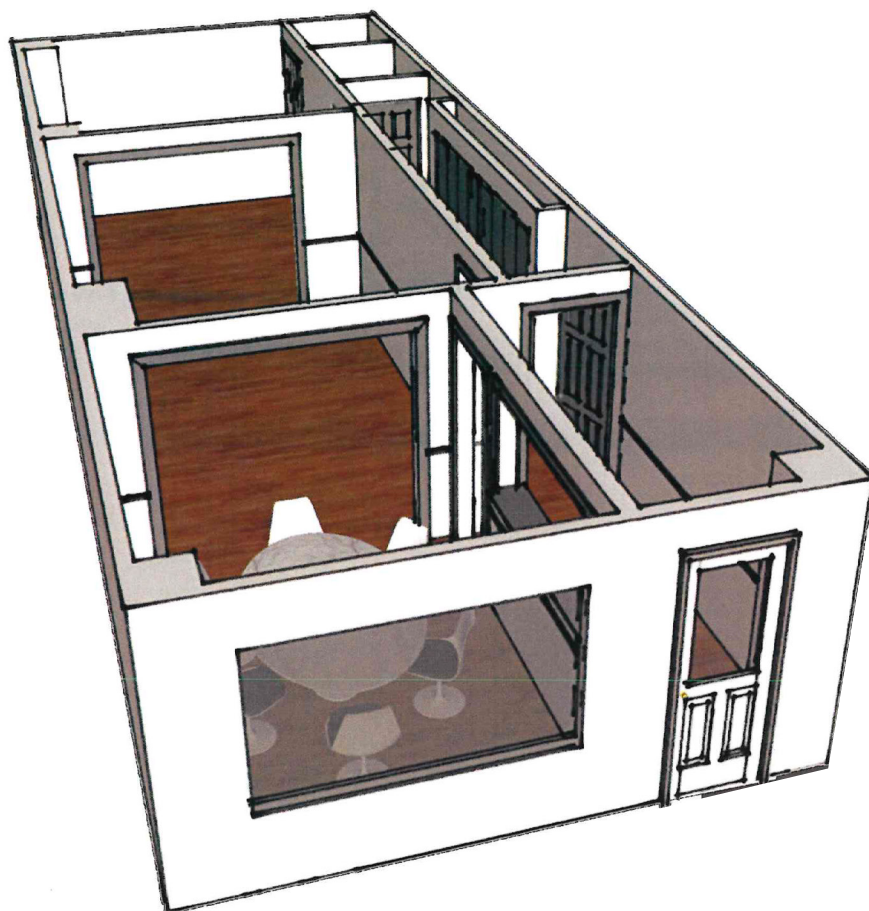
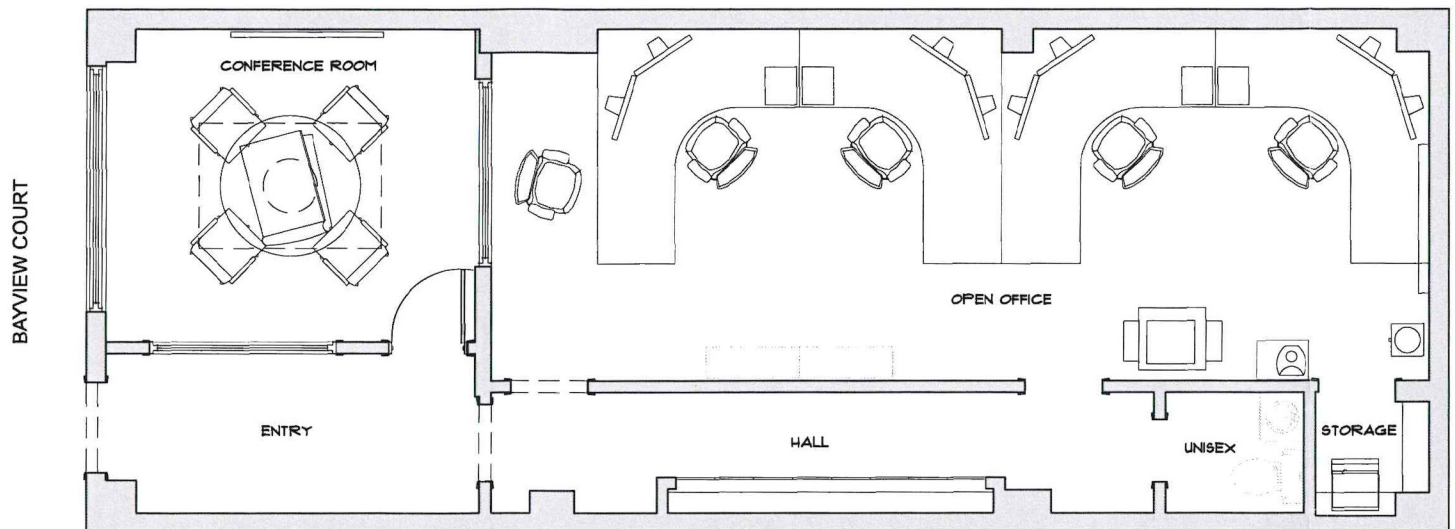
Landlord offering Tenant Improvement allowance for qualified tenants

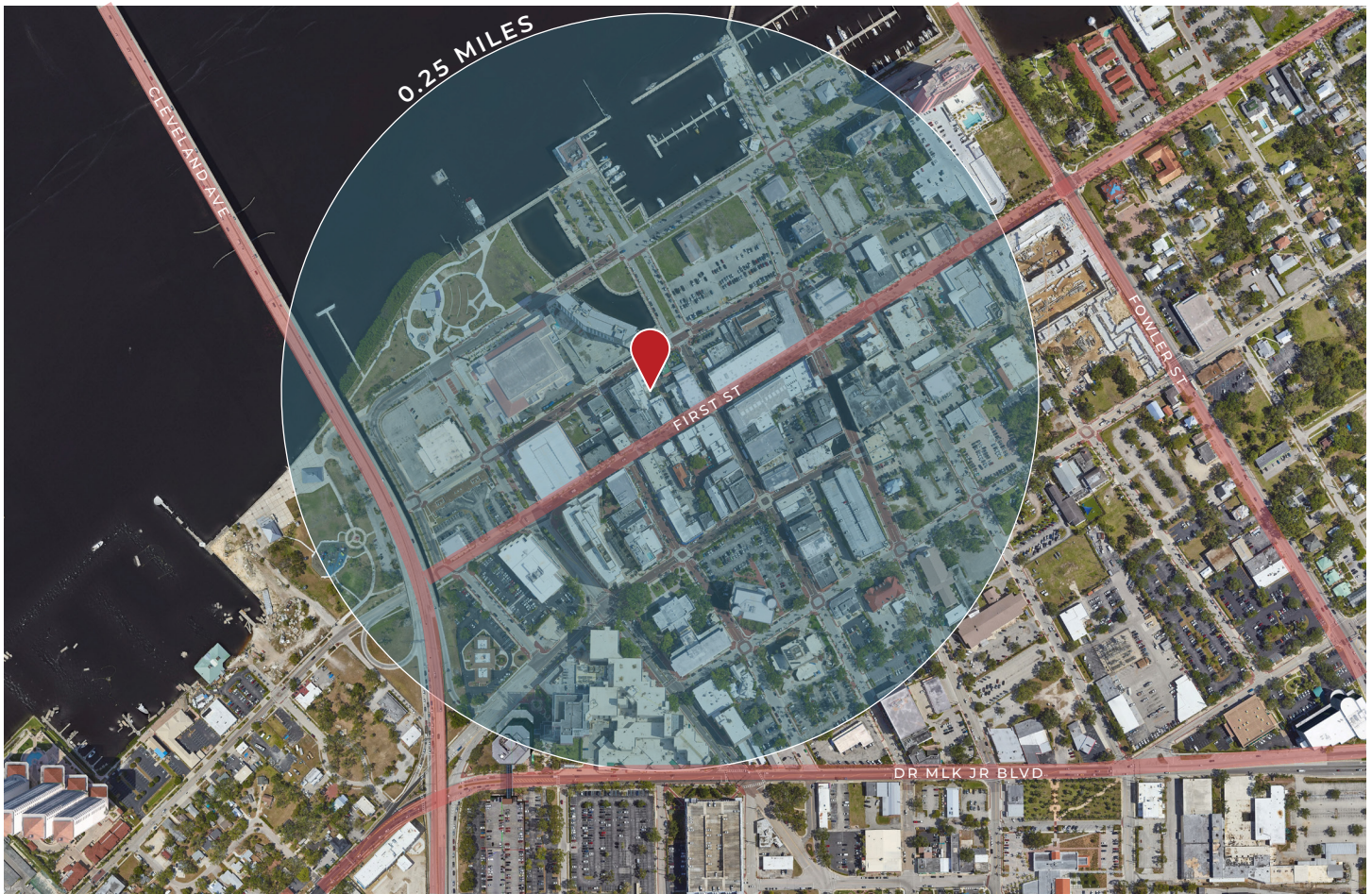
Convenient downtown parking and easy access for customers and employees

Vibrant River District setting surrounded by shops, restaurants, and nightlife



BUILDOUT PLANS





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