



FOR SALE



MAYHUGH
COMMERCIAL ADVISORS

2941 FOWLER ST | FORT MYERS, FL 33901

**FREESTANDING BUILDING WITH SHOWROOM
& LIMITED OUTDOOR STORAGE**



CONTENTS

EXECUTIVE SUMMARY	3
INVESTMENT OPPORTUNITY	4
PROPERTY PHOTOS	5
FLOORPLAN	8
LOCATION OVERVIEW	9

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EXECUTIVE SUMMARY

High-Visibility Retail & Industrial Investment Opportunity

2941 Fowler Street presents a rare opportunity to acquire a high-visibility freestanding retail and industrial facility along one of Fort Myers' most heavily traveled commercial corridors, benefiting from approximately 27,000 vehicles per day. Centrally located with convenient access to US-41 and major thoroughfares, the property offers exceptional frontage, accessibility, and long-term brand exposure.

Situated on over one acre, the concrete-constructed facility is designed to accommodate a wide range of commercial users seeking both customer-facing presence and operational functionality. The building features 21-foot clear height, allowing for efficient vertical storage and versatile showroom, trade, or light industrial use. A modern office area provides a professional environment for staff and clients, while the covered outdoor showroom/storage area and expansive secured yard support equipment display, fleet parking, inventory storage, and outdoor operations.

Combining durability, visibility, and flexible indoor-outdoor capability, this asset is well-positioned for investors or owner-users seeking long-term value in the Fort Myers market.

OFFERING DETAILS

PRICE	\$2,400,000
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PRICE PER SF	\$240.00
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PROPERTY DETAILS

ADDRESS	2941 Fowler St, Fort Myers, FL 33901
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BUILDING SIZE	10,000 SF
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PARCEL SIZE	44,693 SF (1.03 AC)
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PARCEL NUMBER	25-44-24-P2-00100.010C
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ZONING	CI (CFM)
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YEAR BUILT	1965
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CLEAR HEIGHT	21'
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YARD	Expansive Secured Yard Space
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TRAFFIC COUNT	27,000± VPD
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INVESTMENT OPPORTUNITY



HIGH-TRAFFIC CORRIDOR

Prominent Fowler Street frontage with approximately 27,000 vehicles per day.



MODERN OFFICE COMPONENT

Professional, customer-facing space integrated within the facility.



FREESTANDING FACILITY

Strong brand presence with excellent visibility and access.



COVERED OUTDOOR SHOWROOM

Ideal for equipment display, vehicle staging, or protected inventory.



OVER 1 ACRE SITE

Expansive parcel offering superior circulation and operational flexibility.



SECURED YARD AREA

Ample space for fleet parking, outdoor storage, or additional display.



21' CLEAR HEIGHT

Supports efficient vertical storage and versatile industrial/showroom use.



DURABLE CONCRETE CONSTRUCTION

Long-term value with indoor and outdoor operational capability in a central Fort Myers location.

PROPERTY PHOTOS

EXTERIOR



FRONT ENTRANCE



COVERED STORAGE



SECURED PAVED YARD



SECURED YARD

PROPERTY PHOTOS

INTERIOR

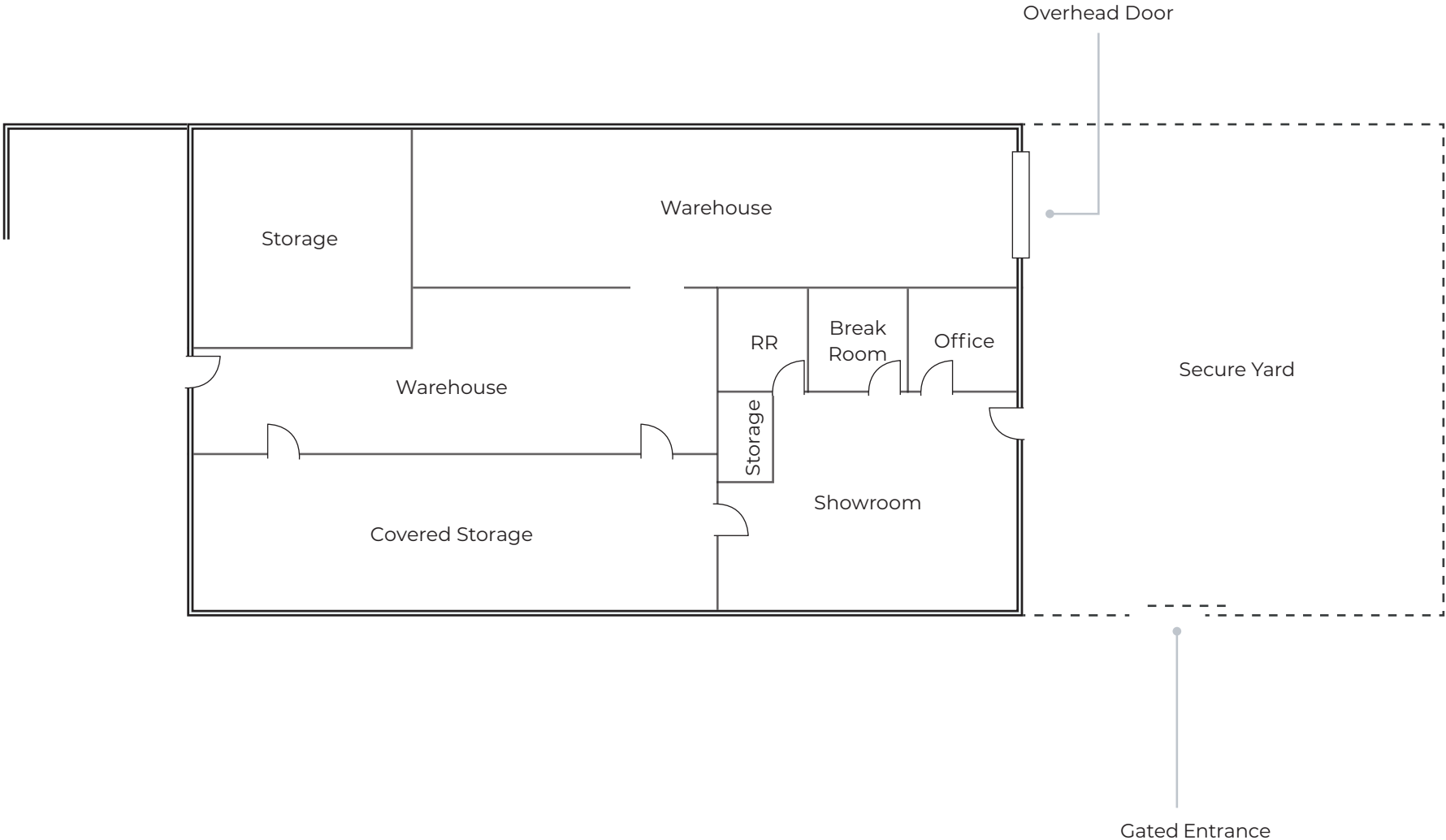


PROPERTY PHOTOS

AERIAL



FLOORPLAN






LOCATION OVERVIEW

Prime Central Fort Myers Location Along Fowler Street

Located at 2941 Fowler Street, this property sits along one of Fort Myers' primary commercial corridors, offering exceptional visibility and accessibility in the heart of the city. Fowler Street serves as a key north-south artery connecting Downtown Fort Myers to Colonial Boulevard and US-41, supporting strong daily traffic and consistent commercial activity. The surrounding area features a diverse mix of retail, automotive, trade, warehouse, and service-oriented businesses, creating a dynamic environment well-suited for a wide range of commercial users.

Its central position provides convenient access to major roadways including US-41, Colonial Boulevard (SR-884), and I-75, allowing efficient regional connectivity throughout Southwest Florida. With proximity to established neighborhoods, employment centers, and industrial districts, this location supports both customer-facing operations and logistics-driven businesses seeking strong exposure and accessibility.

-  **HIGH-EXPOSURE CORRIDOR:** Positioned on Fowler Street with strong daily traffic and commercial visibility.
-  **CENTRAL CONNECTIVITY:** Quick access to US-41, Colonial Blvd, and I-75.
-  **ESTABLISHED COMMERCIAL HUB:** Surrounded by retail, automotive, trade, and industrial users in the core of Fort Myers.



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