



2305 HENDERSON AVE, SUITES A, B, & C | FORT MYERS, FL 33916

FLEXIBLE BUILD-TO-SUIT SPACES FOR EDUCATION, MEDICAL, OFFICE & RETAIL USERS

FOR LEASE

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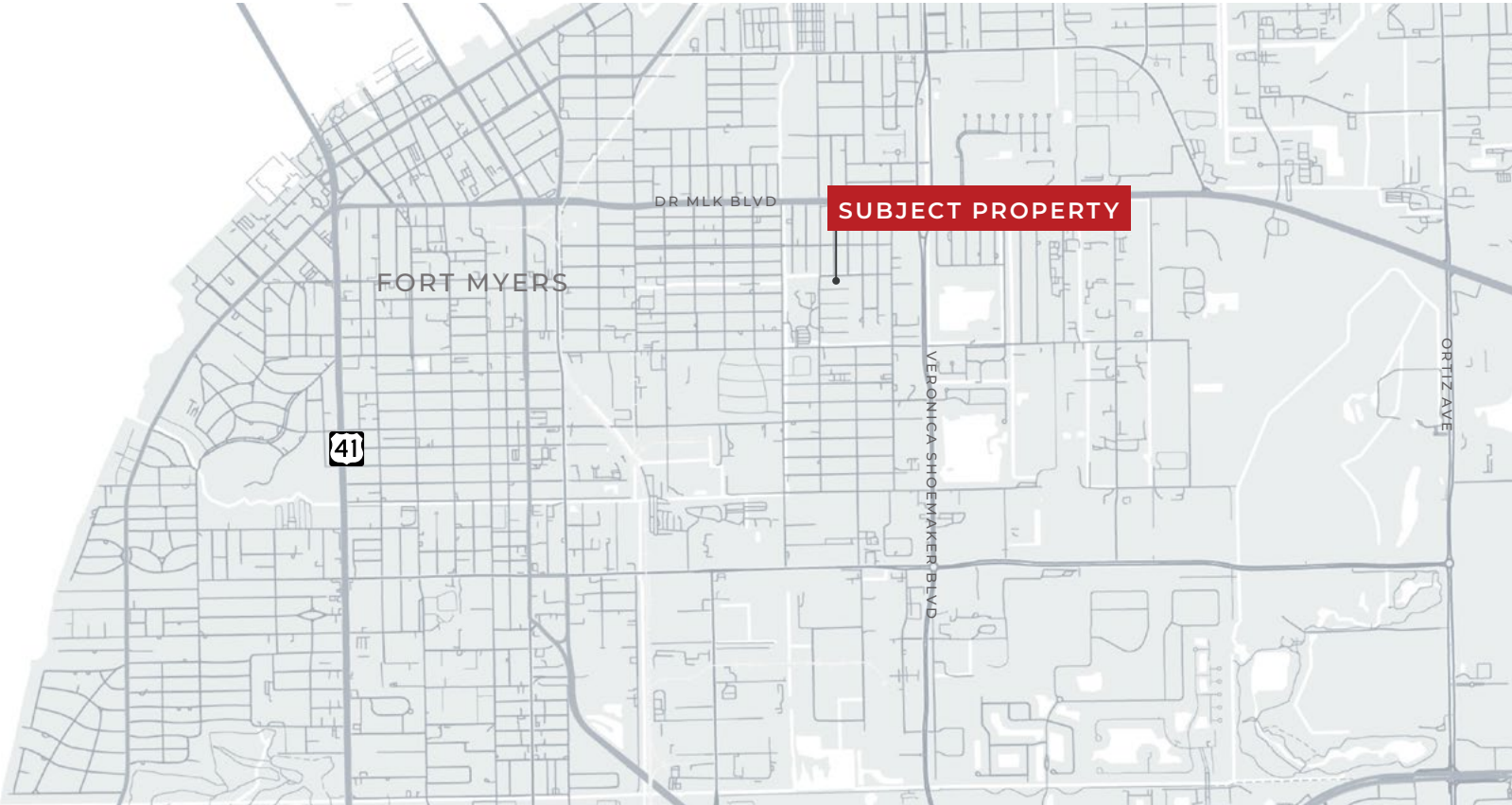
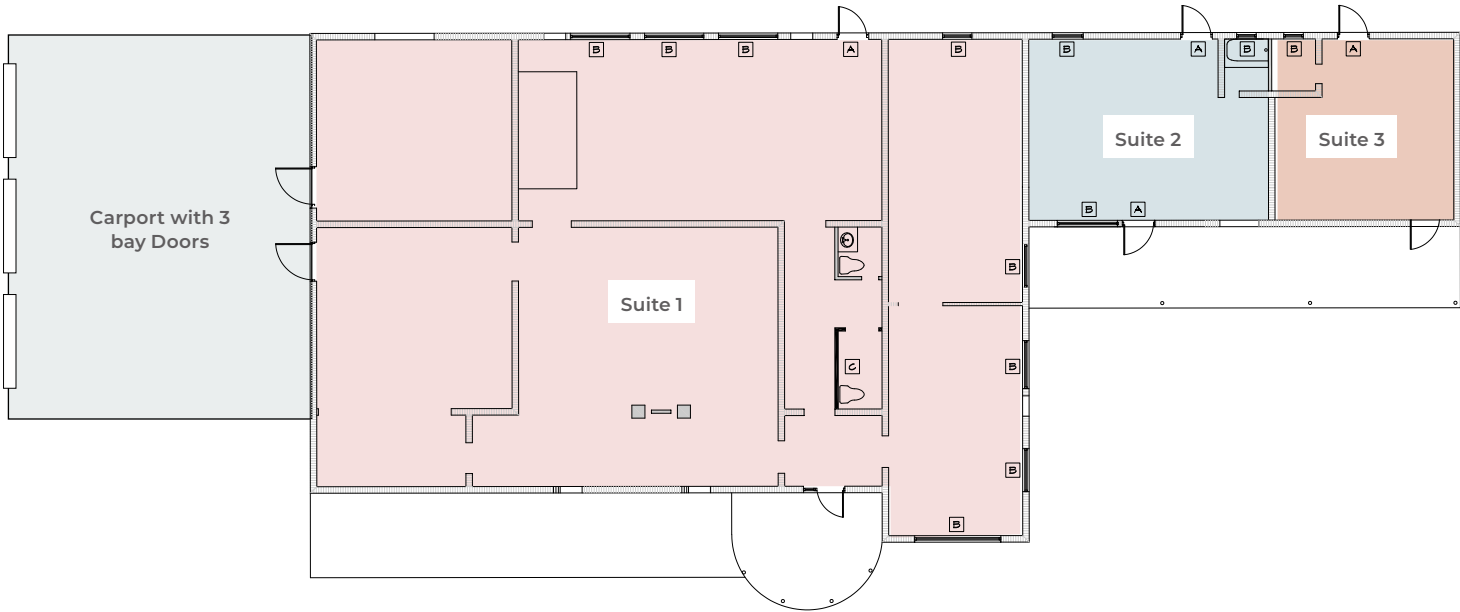
Build-to-Suit Leasing Opportunity in Fort Myers' Emerging Redevelopment Corridor

Now available for lease, 2305 Henderson Avenue offers a rare build-to-suit opportunity with completion anticipated by January 2027. Currently undergoing a complete renovation, the property will feature a modern exterior, upgraded parking and landscaping, and customizable interior layouts for tenants who lease during construction. Ideally located adjacent to the new Franklin Park Elementary School, the property is well-suited for educational, medical, professional office, nonprofit, and neighborhood retail users seeking a long-term presence in one of Fort Myers' fastest-growing redevelopment areas.

PROPERTY DETAILS

LEASE RATE	Suite A	\$14 PSF NNN
	Suites B & C	\$18 PSF NNN
AVAILABLE SF	Suite A	±5,700 SF
	Suite B	±650 SF
	Suite C	±650 SF
ESTIMATED DELIVERY	January 1, 2027	
ZONING	CG (CFM)	
PARCEL SIZE	0.76± AC	
YEAR BUILT	1959; Renovated 2026	

FLOORPLAN



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