



**OFFICE / RETAIL ~ LIVE WORK OPPORTUNITY
FOWLER STREET & WELCH STREET**



PROPERTY DESCRIPTION

- **Location:** 3453 Fowler Street & 2531 Welch Street, Fort Myers, FL 33901
- **S.T.R.A.P.#'s:** 25-44-24-P3-02407.0140 & 25-44-24-P3-02407.0130
- **Fowler Street / Retail Bldg.'s:**
 - 6,778± SF Multi-Tenant Commercial
 - 2,389± SF - Year Built 1963 (South Side)
 - 4,389± SF - Year Built 1985 (North Side)
- **Fowler Street / Warehouse:** 1,240± SF with (2) Overhead doors - Year Built 1983
- **Welch Street / Residence:** 1,050± SF (3) Bedroom (1) Bath - Year Built 1963
- **Total Land Size:** 24,075± SF Fowler Street | 7,313± SF Welch Street, (includes retention area)
- **Property Taxes:** \$9,423.11 Combined for 2018
- **Zoning:** CI (Commercial Intensive) within The City of Fort Myers
- **Parking:** 9 Spaces with additional parking behind the commercial buildings
- **Frontage:** 107 Feet along Fowler
- **Utilities:** Both properties have City of Fort Myers water/sewer and trash collection

Comments: This multi-tenant retail building and adjoining residential home are being sold as a package. The properties consist of (2) retail units totaling 6,778±, a 1,240± SF warehouse, and a 1,050± SF a residential home. Current retail tenant includes Thadd's on the Spot, a lawn mower & generator repair service and the owner uses the other space for storage. Both tenants can relocate making this perfect for an owner / user that has the need for employee housing. Zoned Commercial Intensive (CI), some of the allowable uses include office, wholesale and retail sales and services, vehicle services, and convenience store. The properties are located on the east side of Fowler Street, midway between Hanson Street and Winkler Avenue and offers excellent visibility with a traffic count of 24,154 cars per day as reported by the FDOT in 2018. Please call to arrange a showing appointment and please do not disturb the tenants.

SALE PRICE: \$438,900 (\$48.40 PSF)



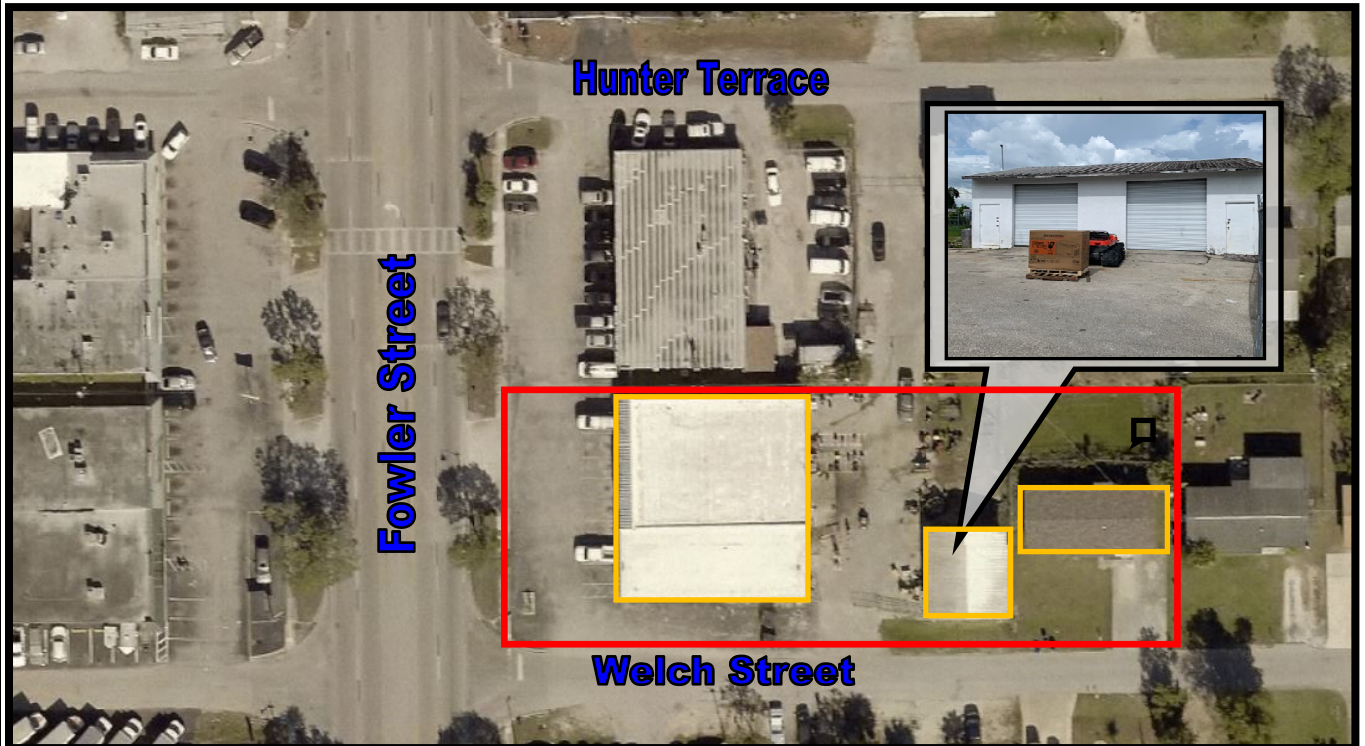
COMMERCIAL

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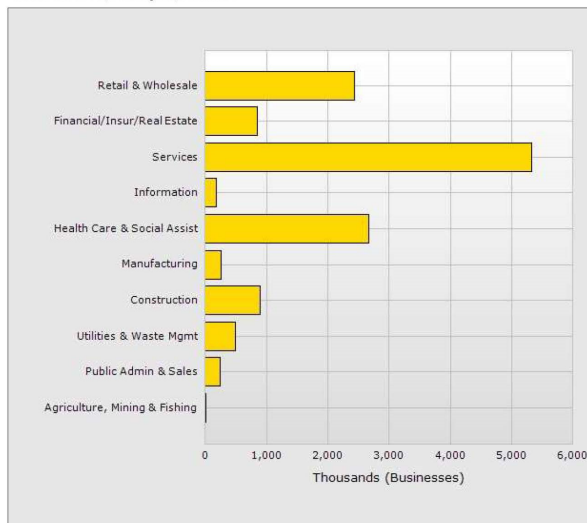


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Businesses for 5 Mile Radius

3453 Fowler St, Fort Myers, FL 33901



	1 Mile	3 Mile	5 Mile
Population			
2019 Total Population:	9,013	61,614	151,690
2024 Population:	9,995	69,660	170,672
Pop Growth 2019-2024:	10.90%	13.06%	12.51%
Average Age:	38.00	39.30	42.00
Households			
2019 Total Households:	3,637	25,239	62,045
HH Growth 2019-2024:	9.32%	12.13%	11.42%
Median Household Inc:	\$28,074	\$33,861	\$43,813
Avg Household Size:	2.30	2.20	2.30
2019 Avg HH Vehicles:	1.00	1.00	1.00
Housing			
Median Home Value:	\$87,456	\$167,988	\$190,710
Median Year Built:	1975	1986	1985



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