



COMMERCIAL

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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
- **Building Sizes:** 6,778± SF Multi-Tenant Retail Building + 1,240± SF Warehouse
1,050± SF (3) Bedroom (1) Bath Residential Home
- **Land Size:** 24,075± SF Fowler Street | 7,313± SF Welch Street, (includes retention area)
- **Property Taxes:** \$9,423.11 Combined for 2018
- **Years Built:** 1963 ~ Fowler Street | 1958 ~ Welch Street
- **Zoning:** CI (Commercial Intensive) within The City of Fort Myers
- **Parking:** 9 Retail spaces with additional parking behind the building

Comments: This multi-tenant retail building and adjoining residential home are being sold as a package. The properties consist of (2) retail units totaling 6,788± SF, with approx. 107 feet of frontage on Fowler Street, a 1,240± SF warehouse with (2) overhead doors and a 1,050± SF a residential home. Current retail tenants include Thadd's on the Spot, a lawn mower & generator repair service and the other unit is owner occupied. 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 sales and services, convenience store, restaurant and/or fast food, or place of worship. Both properties have City of Fort Myers water/sewer and trash collection. The properties are located on the east side of Fowler Street, mid-way 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)

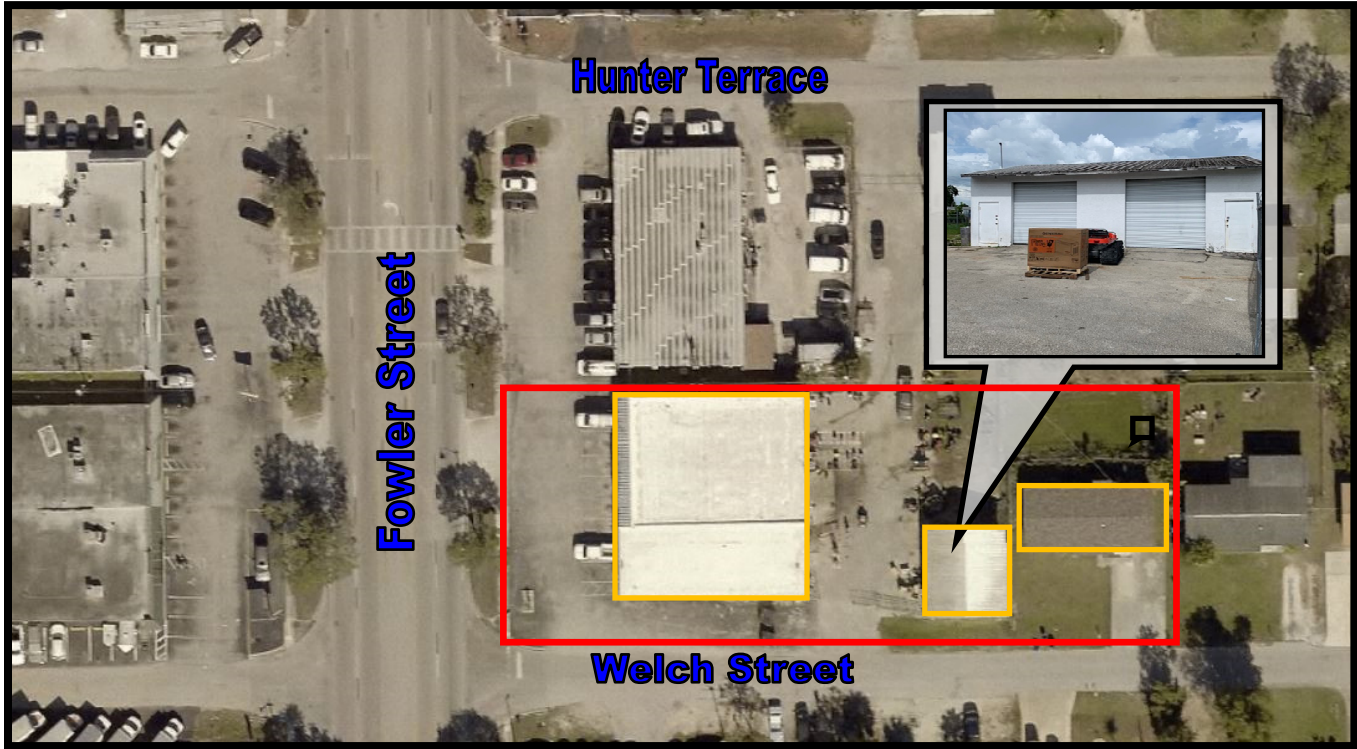
**VIP Realty Group, Inc. - Commercial | 13131 University Drive | Fort Myers | Florida | 33907
Phone 239.489.3303**

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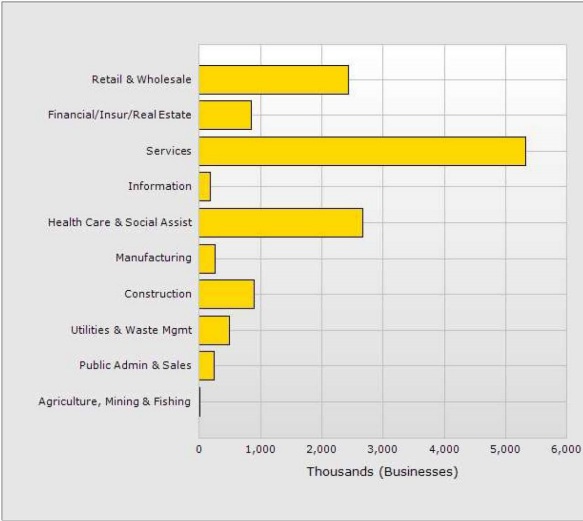
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FOWLER STREET & WELCH STREET



Businesses for 5 Mile Radius

3453 Fowler St, Fort Myers, FL 33901



Population	1 Mile	3 Mile	5 Mile
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