

COLUMBUS SQUARE

3501-3567 FOWLER ST., FORT MYERS, FL 33901

Boback
Commercial
Group
Sales • Leasing • Property Management



FOR LEASE: \$8.00 PSF plus CAM

ABOUT THE PROPERTY

Highly visible mixed-use office/retail center with a good tenant mix. Located on a heavily traveled 4-lane arterial road just minutes to Downtown Fort Myers, US 41 and I -75.

PROPERTY FEATURES

- ▣ Zoning: Commercial/Retail
- ▣ Traffic: 27,400 AADT (2019 - South of Moreno St)
- ▣ Multiple Space Type
- ▣ Easy access to I-75 and Downtown
- ▣ Multiple access points
- ▣ Parking Ratio: 6.1/1,000 SF (193 Spaces)
- ▣ Highly visible Retail Center at a signalized corner
- ▣ Pylon sign available



JOIN EXISTING TENANTS

Subway • Little Caesar's • Metro PCS
Chiropractor • Bill's 1/2 Price Bedding
Gator Games • Grocery Market • 2 Restaurants

JIM BOBACK, CCIM
Broker/Owner

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AVAILABLE UNITS

UNIT #	MIN. DIVISIBLE	MAX. CONTIGUOUS	DESCRIPTION
3509	1,488 SF	LEASED	
3521	1,680 SF	3,360 SF	Large, open floor plan. Units 3521 & 3525 are combined, but can be split.
3525	1,680 SF	3,360 SF	
3561	1,488 SF	LEASED	
3567	1,354 SF	LEASED	

LOCATED ON 4-LANE ARTERIAL ROAD AT A SIGNALIZED INTERSECTION



2019 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	12,926	58,641	146,101
# Households	5,542	24,427	61,726
Median HH Income	\$28,808	\$38,534	\$48,075
Median Age	34.7	37.6	42.1

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