



ACTIVE PROJECT

GEOGRAPHY

Historic Downtown | Fort Myers, Florida

VERTICAL

Hospitality

PROJECT INFORMATION

- Proposed 132-room, 78,000 SF, AC Hotels® by Marriott®
- To include approximately 9,000 square feet of:
 - Restaurant space (Ground floor)
 - Bar area
 - Rooftop views
 - Lounge areas
- To be built on the only developable site on First Street, which is downtown, historic Fort Myers' main corridor of restaurants, shopping and nightlife

INVESTMENT HIGHLIGHTS

- Prime downtown site location; high visibility and foot traffic area
- Shovel-ready build
- Fort Myers has strong demographic trends and varied economic drivers that will fuel above-average growth:
 - Fastest growing city in Florida
 - Younger demographic trend featuring a current median age of 37.5
 - Currently undergoing a downtown redevelopment and revitalization
 - Florida Gulf Coast (14,000 enrolled)
 - Florida Southwest State University (16,500 enrolled)
- Dynamic leisure and activity market
- Favorable TIF and other incentives
- Strong return profile
- Southwest Florida International Airport services 10MM annual passengers and is undergoing a \$170MM expansion slated for a 2023 completion
- New Convention Center generating an estimated 22,000+ additional room nights per year

CONTACT

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