

RETAIL SPACE FOR LEASE

PAGE PLAZA

5100 S Cleveland Avenue, Fort Myers, FL 33907



±2,925 SF 2ND GENERATION DENTIST SPACE AVAILABLE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Property Overview

HIGHLIGHTS

- ±2,925 SF 2nd generation Dentist space available
- Directly across the street from Page Field Commons
- Sam's Club shadow anchored with cross access
- 55,000 vehicles per day on US Highway 41/Cleveland Avenue
- Notable surrounding retailers and restaurants include:

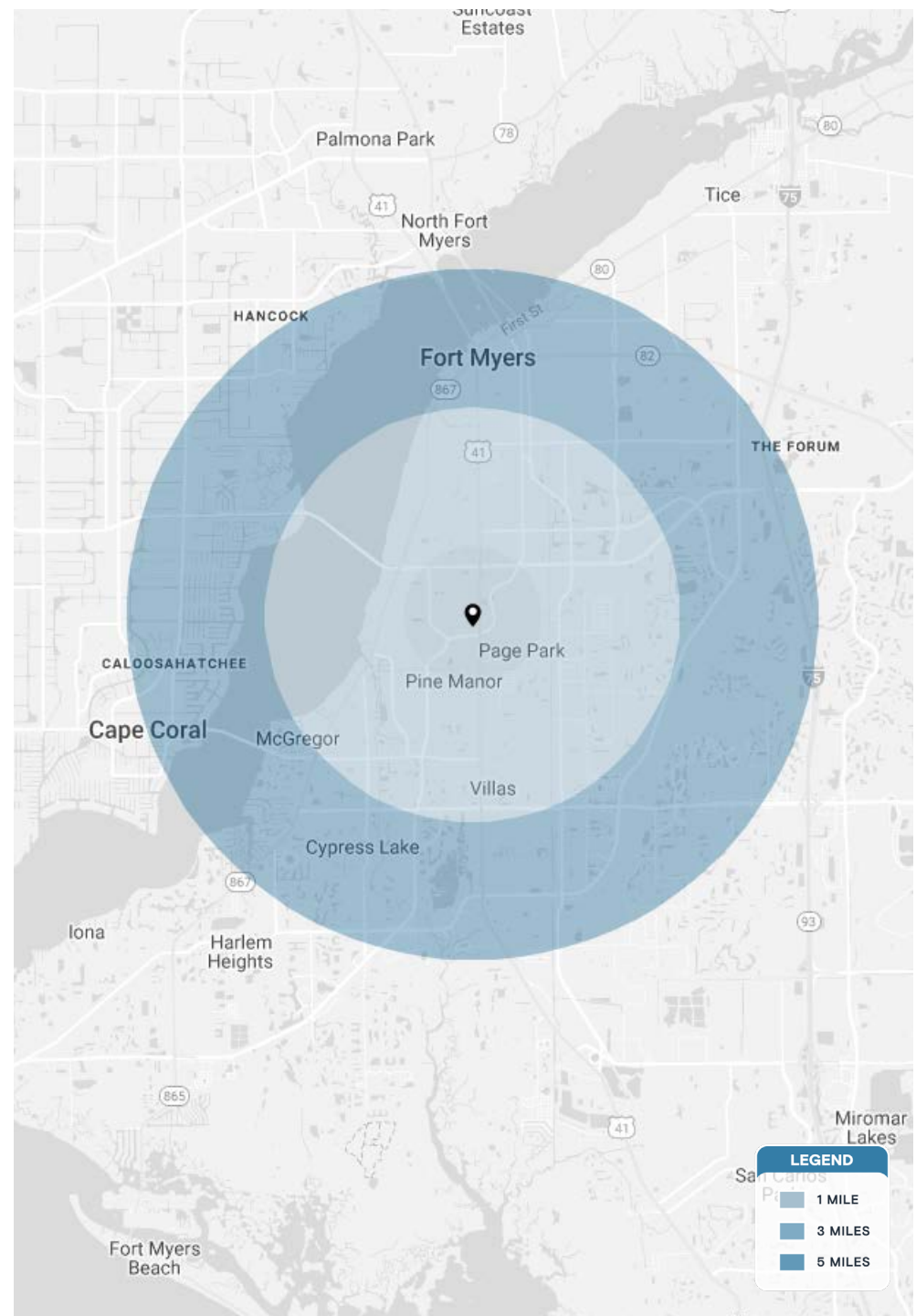


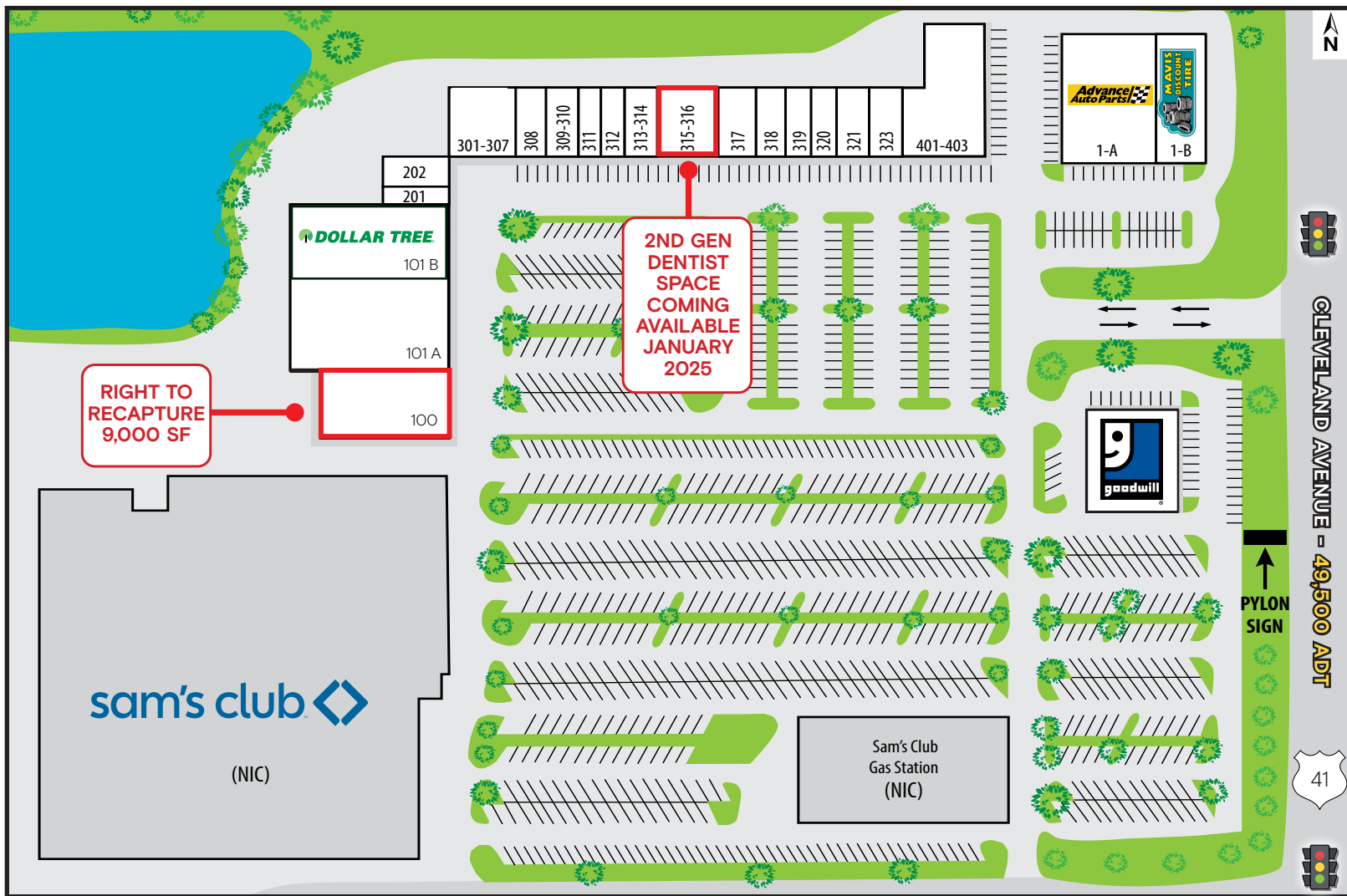
DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| POPULATION | 9,564 | 71,747 | 164,503 |
| HOUSEHOLDS | 4,025 | 31,394 | 74,541 |
| EMPLOYEES | 7,574 | 59,827 | 141,218 |
| AVERAGE HH INCOME | \$62,921 | \$87,528 | \$92,761 |

DEMOGRAPHICS

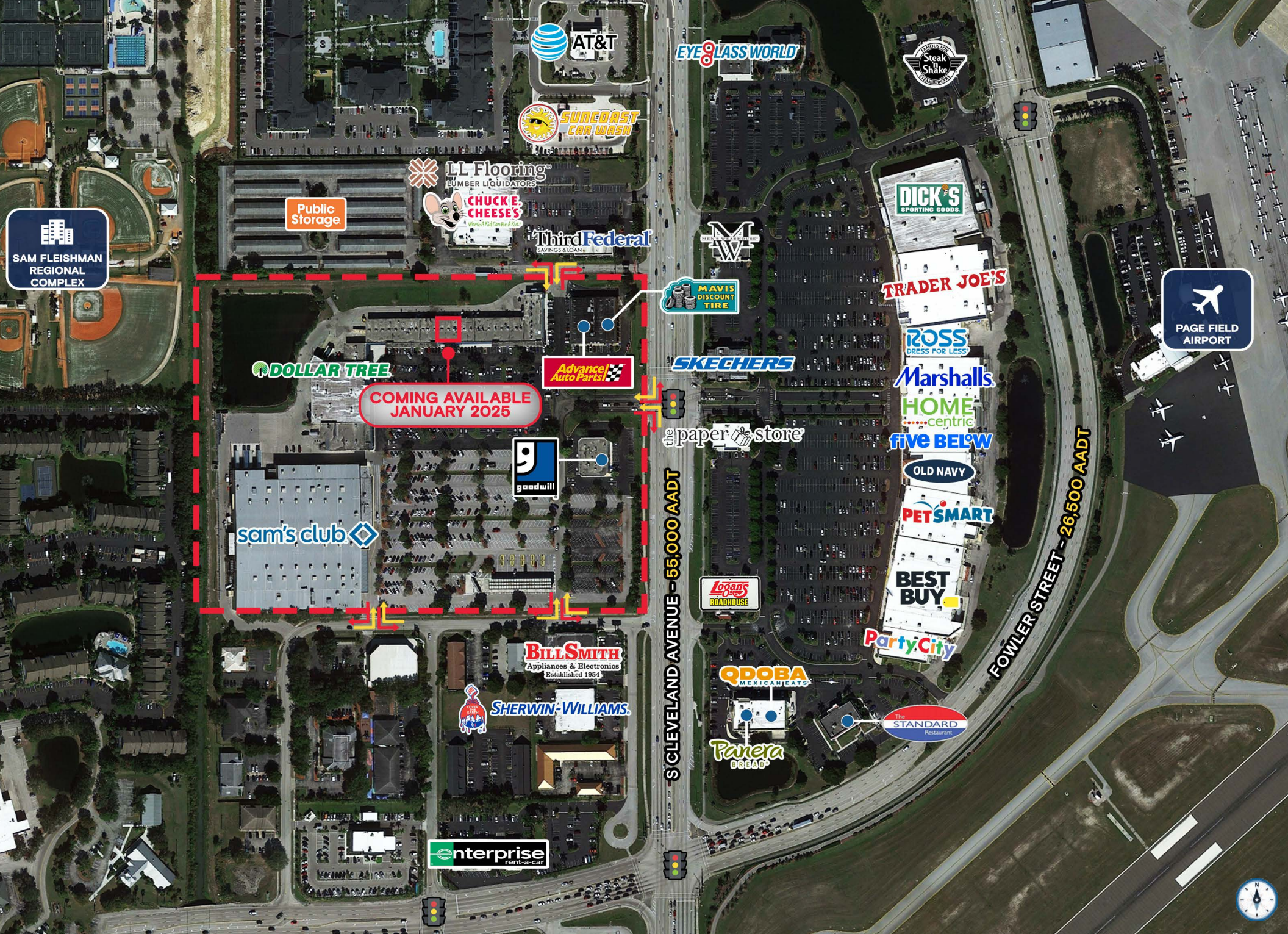
| | 5 MINS | 10 MINS | 15 MINS |
|-------------------|----------|----------|----------|
| POPULATION | 25,722 | 88,787 | 175,566 |
| HOUSEHOLDS | 11,026 | 39,733 | 79,319 |
| EMPLOYEES | 20,830 | 74,643 | 150,518 |
| AVERAGE HH INCOME | \$71,861 | \$87,744 | \$89,734 |





Tenant Roster

| | | | | | |
|-------|--------------------------|--------|---------------------------|---------|----------------------|
| 100 | Curious Cargo Home Decor | 309-10 | Mr. Mee's Sushi | 319 | Metro PCS |
| 101-A | Future Medical | 311 | Threading Beauty Salon | 320-21 | Smoke & Vape Shop |
| 101-B | Dollar Tree | 312 | Available | 323 | Skyline Chili |
| 201 | The Club Barbershop | 313-14 | Available | 401-3 | The Crab Hut Seafood |
| 202 | Mediterranean Market | 315-16 | Coming Available Jan 2025 | Pad 1-A | Advance Auto Parts |
| 301-7 | Leased | 317 | Direct General Insurance | Pad 1-B | Mavis Tire |
| 308 | Fashion Nails & Spa | 318 | Jor Jia Sewing | Pad 2 | Goodwill |



SAM FLEISHMAN
REGIONAL
COMPLEX

Public
Storage

COMING AVAILABLE
JANUARY 2025

sam's club

DOLLAR TREE

Third Federal
SAVINGS & LOAN

Advance
Auto Parts

goodwill

BILL SMITH
Appliances & Electronics
Established 1954

SHERWIN-WILLIAMS

enterprise
rent-a-car

AT&T

SUNCOAST
CAR WASH

LL Flooring
NUMBER LIQUIDATORS

CHUCK E.
CHEESE'S

EYEGLASS WORLD

M
W

MAVIS
DISCOUNT
TIRE

SKECHERS

the paper
store

Logan's
ROADHOUSE

QDOBA
MEXICAN EATS

Panera
BREAD

Steak 'n
Shake

DICK'S
SPORTING GOODS

TRADER JOE'S

ROSS
DRESS FOR LESS

Marshalls

HOME
centric

FIVE BELOW

OLD NAVY

PET SMART

BEST BUY

Party City

The STANDARD
Restaurant

PAGE FIELD
AIRPORT

S CLEVELAND AVENUE - 55,000 AADT

FOWLER STREET - 26,500 AADT





CALOOSAHATCHEE RIVER

FORT MYERS HIGH SCHOOL
1,997 STUDENTS

LEE MEMORIAL HOSPITAL
415 BEDS

SOUTH TRAIL CENTER
FAMILY DOLLAR
CITI TRENDS
Aarons
save a lot
dds DISCOUNTS

DOLLAR GENERAL

ALLEN PARK ELEMENTARY SCHOOL
984 STUDENTS

Badcock & more

COLONIAL ELEMENTARY SCHOOL
807 STUDENTS

Bravo FLOOR DECOR
planet fitness

DOLLAR GENERAL

WINKLER AVENUE - 25,000 AADT

EDISON MALL
BAM! JCPenney
Dillard's macys

CAPE CORAL

COLONIAL CROSSINGS
Publix

COLONIAL BOULEVARD - 58,000 AADT

BISHOP VEROT CATHOLIC HIGH SCHOOL
666 STUDENTS

SOUTH PLAZA
Burlington
FAMILY DOLLAR
JOANN
SALLY BEAUTY

OLD TIME Pottery

BIG LOTS! EL DORADO
URNITURE

SITE

CLEVELAND AVENUE - 55,000 AADT

PAGE FIELD AIRPORT

PAGE PLAZA
sam's club
DOLLAR TREE
MAVIS DISCOUNT TIRE
goodwill
Advance Auto Parts

PAGE FIELD COMMONS
DICK'S SPORTING GOODS
BEST BUY
OLD NAVY
Marshalls
five BELOW
ROSS
PET SMART
TRADER JOE'S
HOME CENTRIC

PLANTATION ROAD - 15,200 AADT

TANGLEWOOD RIVERSIDE ELEMENTARY SCHOOL
783 STUDENTS





Contact Brokers

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