

FOR SALE OR LEASE

9,600 SF FREESTANDING RETAIL BUILDING

4150 CLEVELAND AVENUE, FORT MYERS, FL 33901



- **BUILDING SIZE:** 9,600 SF
- **LAND SIZE:** 1.01± AC
- **SALE PRICE:** \$2,650,000
- **LEASE RATE:** \$16.00 / SF NNN
- **CAM:** \$4.73 / SF

PROPERTY FEATURES

- 9,600 SF Freestanding Retail Building
Situated on 1.01 Acres For Sale or Lease
- Excellent Visibility with Over 135' of Frontage
Along Cleveland Avenue (US 41)
- Exposure to Over 45,000 Vehicles Per Day
- New Roof with New Stucco, Exterior Paint, &
Signage
- Large Open Floor Plan
- Ample Parking
- Zoned CI (Commercial Intensive - City of Ft Myers)
click [here](#) for permitted uses



Please Contact:

Colton Brausen
Vice President

239.210.7608

cbrausen@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

YOUR LOCAL MARKET **EXPERT**

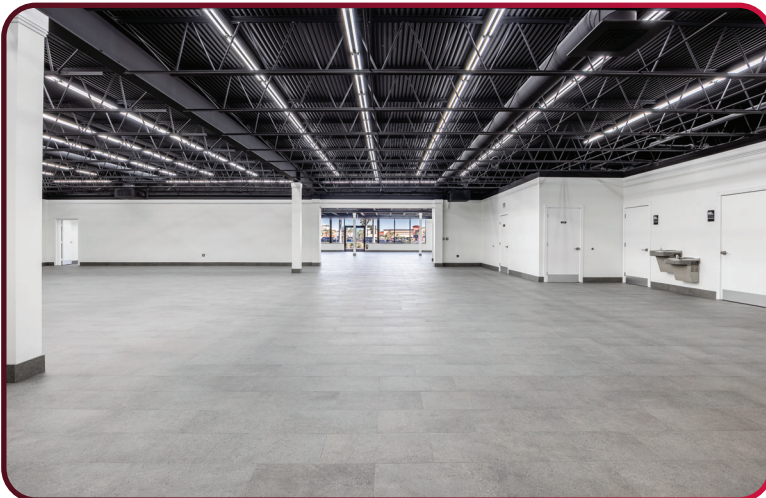
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2025 DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Est. Population	11,611	69,127	170,326
Est. Households	5,307	30,139	77,439
Est. Average HH Income	\$80,870	\$92,256	\$98,123

TRAFFIC COUNTS	
Cleveland Ave S (US 41)	45,000
Winkler Ave	19,400

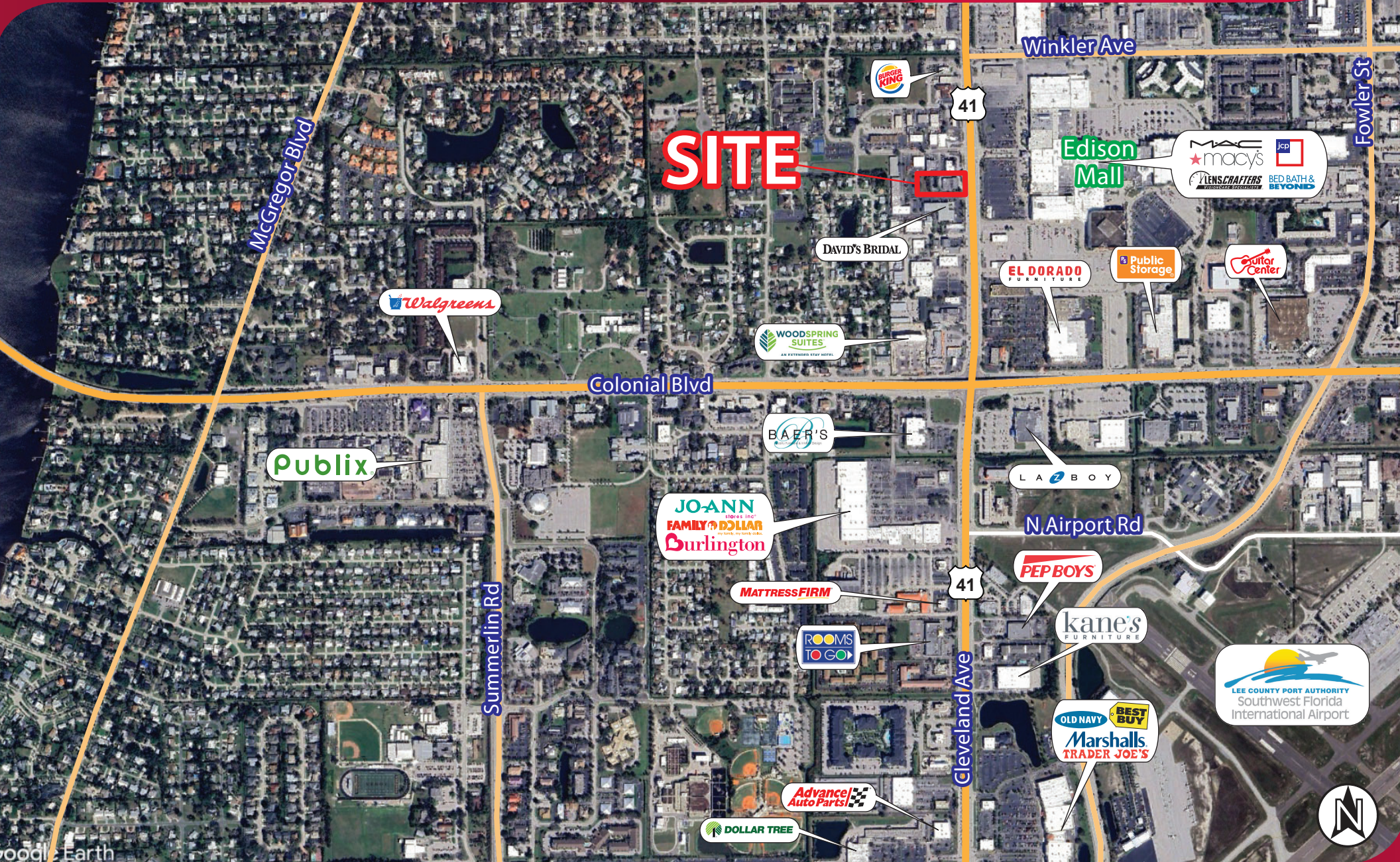
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