



For Lease

16,000 SF Anchor Box

Merchants Crossing
15201 N. Cleveland Avenue
N. Fort Myers, FL

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Property Profile

Merchants Crossing is a premier regional destination, strategically positioned at the highly trafficked signalized intersection of US 41 and Pine Island Road in N. Fort Myers. It is surrounded by major national retailers, entertainment destinations, restaurants, medical users, and new residential development.

- 194,427 SF Regional Shopping Center
- Located at the signalized intersection of N. Cleveland Avenue (US 41) and Pine Island Avenue, across from WalMart Supercenter and adjacent to Bealls Department Store and Home Depot
- Multiple accesses
- 4 Pylon signs
- Anchor tenants: Home Centric, AMC Theatres, Planet Fitness, Dollar General
- Ample parking
- **Units available from 833 SF**



Leasing Rate: \$16.00/SF - Anchor Box
\$25.00/SF - Inline
\$6.30/SF NNN

Property Photos



Availability & Co-Tenants



Tenant Roster

Unit	Tenant	Size (SF)
105	Perceptions Salon	2,557
110	Heavenly Pizza	1,500
115	American Medical Hearing Centers	1,500
200	Home Centric	33,000
300	Available	2,274
400	Available	16,000
450	Institute for Medical Aesthetics & Laser Image	3,310
500	Dollar General	9,690
601	Available	7,720
606	State Farm	1,215
607	Edible Arrangements	1,215
608	Edouard Pack & Ship	1,215
609/10	Quest Diagnostics	2,430
611	Kava Culture	1,215
612	Cold Stone Ice Cream	1,250
800	AMC Theaters	54,805
905	Rosie's Cafe	3,100
925	Lighthouse Wigs	833
930	Means Chiropractic	833
935	Wang's Asian Express	1,943
945	Available	833
950	Subway	1,110
955	Navaja Barbershop	833
960	Available	1,943
970	Nail Salon	833
1010	Planet Fitness	20,475
1020	Millennium Physician Group	20,795

Location & Demographics

Merchants Crossing serves a dense and established trade area. With exceptional visibility, strong daily traffic volume, positioned directly across from Walmart Supercenter and adjacent to Home Depot and Bealls, the center is a powerful regional retail hub, attracting a diverse customer base drawn from North Fort Myers, Cape Coral and surrounding area.



Total Population

3-Mile: 55,182
5-Mile: 138,548



Daytime Population

3-Mile: 47,770
5-Mile: 131,989



Median Age

3-Mile: 56.1
5-Mile: 48.9



Households

3-Mile: 24,636
5-Mile: 60,018



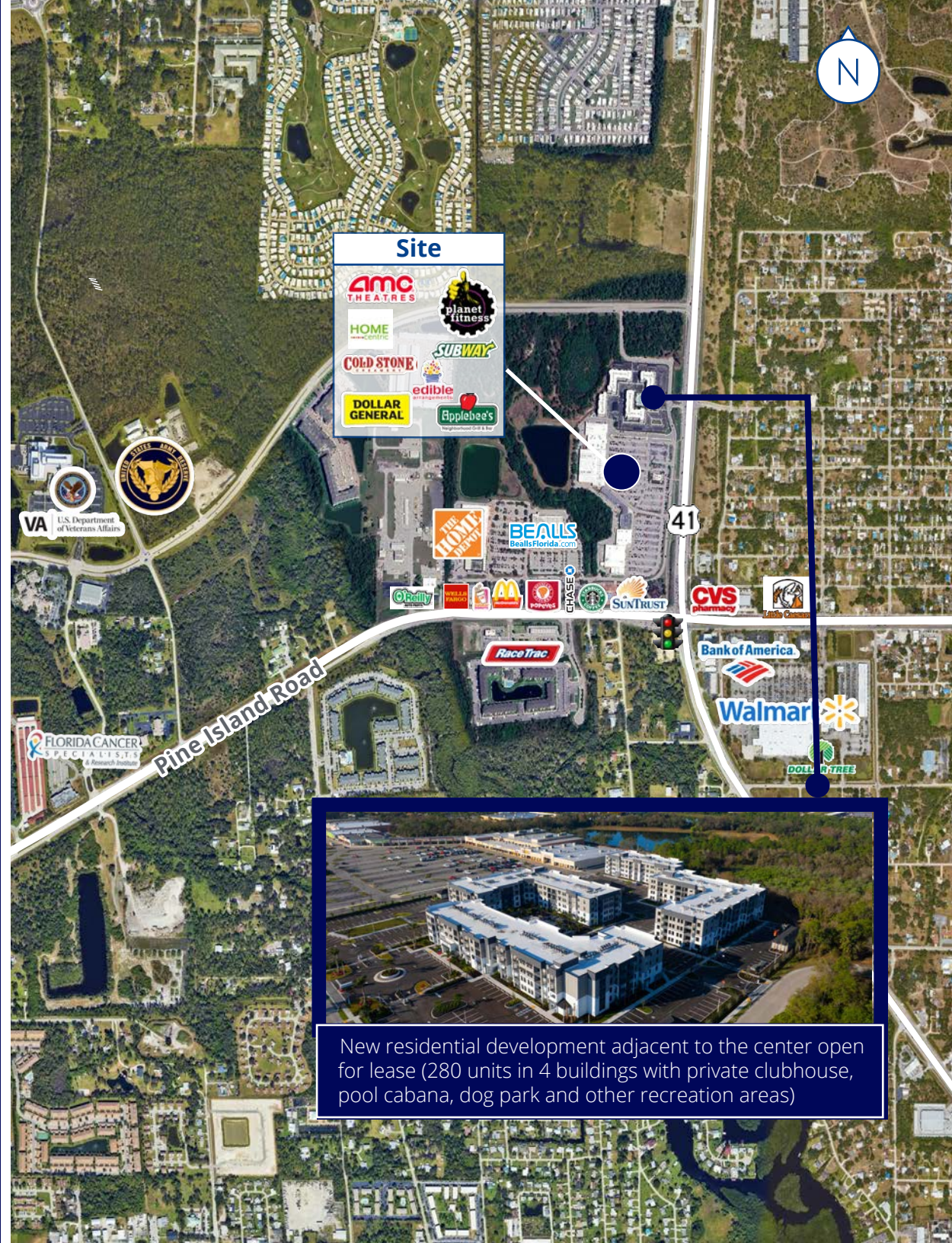
Average HH Income

3-Mile: \$76,595
5-Mile: \$83,380



Pop. Growth

Rate (25-30)
3-Mile: 1.5%
5-Mile: 1.8%



New residential development adjacent to the center open for lease (280 units in 4 buildings with private clubhouse, pool cabana, dog park and other recreation areas)

Adjacent Retailers & Residential Development



New residential development adjacent to the center: 280 units in 4 buildings



Accelerating success.

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Colliers Top 15 West & Central FL Brokers (2025)

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