

12300

S CLEVELAND AVE
FORT MYERS, FL 33907



REPRESENTATIVE PHOTO
NOT ACTUAL BUILDING

BRING OFFERS!
FULLY ENTITLED, SHOVEL-READY SITE

RESTAURANT SITE-READY TO BUILD FOR SALE

- Full Set of Plans in Place - Permit Ready for Pickup
- 9,885 SF Ground Floor Area & 3,218 SF Second Floor Area
- Prime Frontage & Access on S Cleveland Ave (US 41)
- Signalized Intersection Access and Excellent Visibility
- Adjacent to McDonald's & Surrounded by Restaurants
- Speed to Market - Construction Can Begin Immediately

LAND SIZE

1.38± Acres

PRICE

\$3,000,000

ZONING

C1-Commercial

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YOUR LOCAL MARKET **EXPERT**
7400 Trail Boulevard, Suite 101 | Naples, Florida 34108 | Lee-FL.com



LOCATION DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 POPULATION	13,298	68,363	157,381
HOUSEHOLDS	5,729	33,286	74,476
MEDIAN HOUSEHOLD INCOME	\$58,421	\$65,336	\$70,551
AVG. HOUSEHOLD INCOME	\$70,905	\$95,650	\$109,787

TRAFFIC COUNTS

VOLUME (AADT)	YEAR
53,000	2024

