

# PALM POINTE SHOPPES

11609 S CLEVELAND AVE, FORT MYERS, FL

**FOR LEASE**



Virtual Tour



## PROPERTY OVERVIEW

<b>PRICE</b>	Call for Details
<b>AVAILABLE</b>	Unit 26: 2,400± SF (Demisable into two 1,200± SF Units)
<b>ZONING</b>	CPD
<b>LOCATION</b>	The property is situated within a storefront retail center along S Cleveland Avenue in South Fort Myers, surrounded by established retail and nearby residential communities.

## INVESTMENT HIGHLIGHTS

- **Palm Point Shoppes** is one of the top shopping centers along the primary retail corridor serving Fort Myers
- **Well-positioned along US-41 with access by a signalized intersection.** US-41 sees 55,000+ VPD, and the US-41 / Cleveland Ave address is one tenants want when entering or expanding in the market
- **256-unit boutique,** garden-style apartment community now open and leasing directly behind Palm Point
- **Healthy mix of local,** national, and regional tenants which include Starbucks, Dunkin Donuts, Fedex Office, Zaxby's, and more
- **Capital improvements** include upgraded LED lighting, refreshed pylon signage, and recently replaced roofs

## 2026 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>AVERAGE H.H INCOME</b>	\$65,138	\$101,135	\$113,678
<b>POPULATION</b>	12,234	63,455	148,590
<b>EMPLOYMENT DENSITY</b>	6,524	62,605	106,453

## TRAFFIC COUNT



**S Cleveland Avenue (US 41)**  
53,000± VPD

Primary Contact

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TrinityCRE.com



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UNIT	TENANT/STATUS	SIZE (SF)
521-01	CITY MATTRESS	10,099
601-01	TORTILLERIA SAN JULIAN	2,340
601-03	DAN'S FAN CITY	1,810
601-04	TAQUERIA SAN JULIAN	1,200
601-05	INTERMEX WIRE TRANSFER	1,200
601-06	NAIL HAUS	1,200
601-07	MASTERS MEN'S GROOMING	1,200
601-08	CAPITAL FITNESS	7,120
601-14	PINCH-A-PENNY	2,480
609-24	JAY SHARTZER	2,329
609-26	<b>AVAILABLE</b>	<b>2,400</b>
609-28	BANGKOK THAI CUISINE	1,411
609-29	SOI BROW	982
609-30	SAIGON BAGUETTE	2,400
609-32	WILLOW STUDIO & NAIL BAR	1,060
609-33	JEWELRY REPAIR & MORE	1,060
609-34	PREFERRED ELITE INSURANCE	1,200
609-36	HONEY BAKED HAM	3,661
609-38	DUNKIN' DONUTS	1,850
621-10	FEDEX	4,876
621-20	NAVI MILK TEA	1,380
621-30	STYLE ENCORE	3,000
621-50	THERAPY NOW	1,516
621-60	SWEET SPOT MEDISPA	1,500
621-80	MAXIMIZED LIVING	1,875
621-90	PLATO'S CLOSET	4,200
741-10	VITAMIN SHOPPE	3,520
741-20	WIRELESS PARADISE	1,432
741-30	ASPEN DENTAL	3,338
741-50	SUBWAY	1,268
751-01	WINGS & RINGS (GL)	6,500
791-01	ZAXBY'S (GL)	3,500
801-100	STARBUCKS	2,200
801-110	LENNYS GRILL & SUBS	1,600
801-140	SUNSHINE SMILES	3,751



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MEMBER OF:  
**SITE SOURCE**  
 RETAIL BROKER NETWORK



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S CLEVELAND AVE



53,000± VPD



PALM DR



THE HONEY BAKED Ham's  
DUNKIN'

FedEx Office

PLATO'S CLOSET

Palm Pointe DENTISTRY

SINCLAIR  
*at Palm Pointe*  
256± Units  
Now Complete



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*at Palm Pointe*  
256± Units



**S CLEVELAND AVE**



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