

A photograph of a two-story commercial building with a light beige facade and a brown tiled roof. The "BIG LOTS!" logo is mounted on the upper level. Large glass windows and doors are on the ground floor. Several tall palm trees are in the foreground, and a blue hand-drawn outline highlights the building's footprint.

BIG LOTS!

El Dorado Plaza

4429 Cleveland Avenue
Fort Myers, FL

Anchor Box For Lease
Former Big Lots **31,360 SF**

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Property Highlights



- 176,898 SF shopping plaza anchored by **El Dorado Furniture, Redline Athletics and Hooters**
- Located at the signalized intersection of Colonial Boulevard and US-41/ Cleveland Avenue, 2 major roadways in Fort Myers
- Adjacent to the Edison Mall
- **31,360 SF anchor box**
- **4,329 SF unit with 2nd generation restaurant utilities in place**
- 8,317 SF stand alone outparcel on Colonial Boulevard also available



Rates: \$18.00/SF Anchor Box
 \$25.00/SF Inline
 NNN \$4.39/SF

Outparcel: Inquire for rates

Availability

- Unit 100: 31,360 SF anchor box
- Unit 501: 4,329 SF unit with 2nd generation restaurant utilities in place



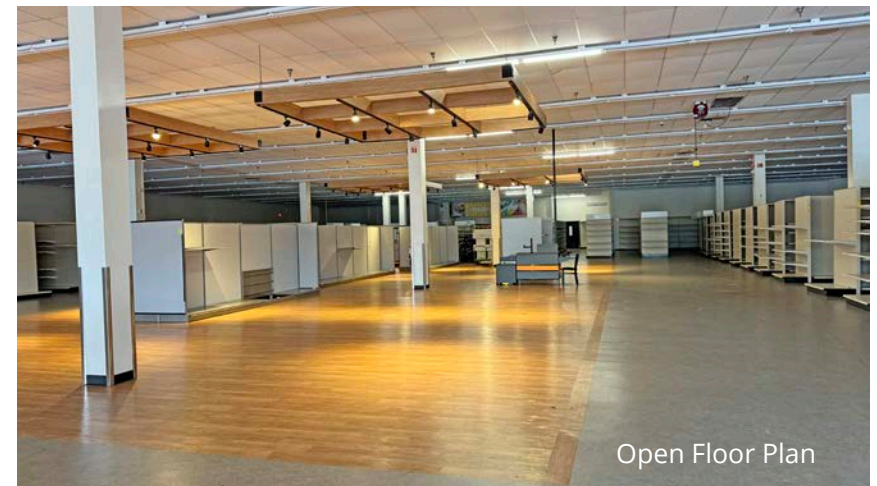
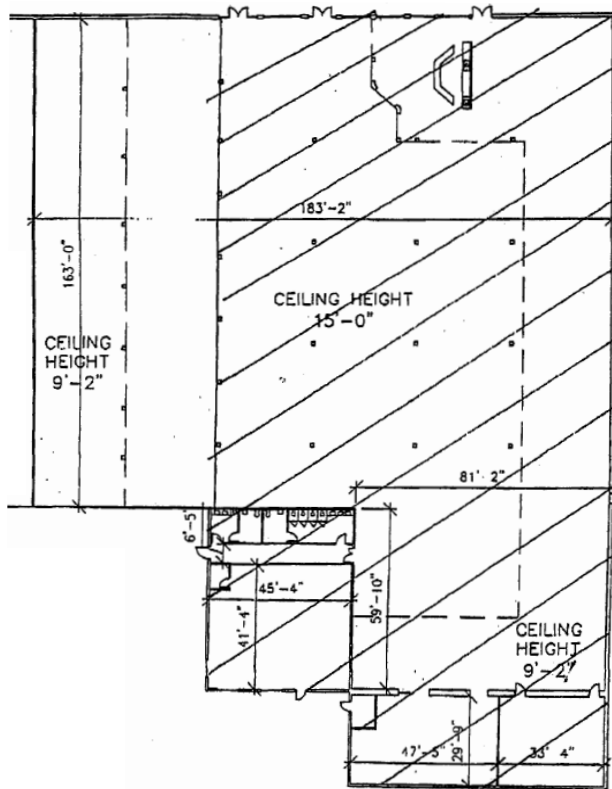
Tenant Roster

4429-100	Available	31,360 SF
4429-110	Concentra Health Services	9,381 SF
4429-120	Redline Athletics	8,248 SF
4429-130	El Dorado Furniture	63,694 SF
4429-140	Candy Wonderland	7,233 SF
4429-150	Dogtopia of SWFL	6,664 SF
4429-170	Ginza Asian Cuisine	6,457 SF
4429-205	Envy	882 SF
4429-210	Sylvana Hair Salon	1,910 SF
4429-220	Miracle Ear	1,011 SF
4429-230-250	Vicky's Bakery	3,213 SF
4429-260	Available Outparcel	8,317 SF
4329-601	Iguana Mia	5,302 SF
4329-521	Available	1,872 SF
4329-501	Available	4,329 SF
4329-401	Society Hair Salon	1,178 SF
4329-301	Aquarium Reef Center	1,880 SF
4329-250	Affordable Dentures	2,184 SF
4329-201	Gordillo's Melting Rolls	1,794 SF
4329-101	Oceans Nail Salon	1,978 SF
4411	Hooters	3,676 SF
4427	Metro PCS	2,800 SF
4455 A	Optical Outlets	3,000 SF
4455 B	Vista Surfaces	3,480 SF
4455 C	Check Cashing Store	1,120 SF
2035 A-B	Office	3,000 SF

4429 Cleveland Avenue, Fort Myers, FL

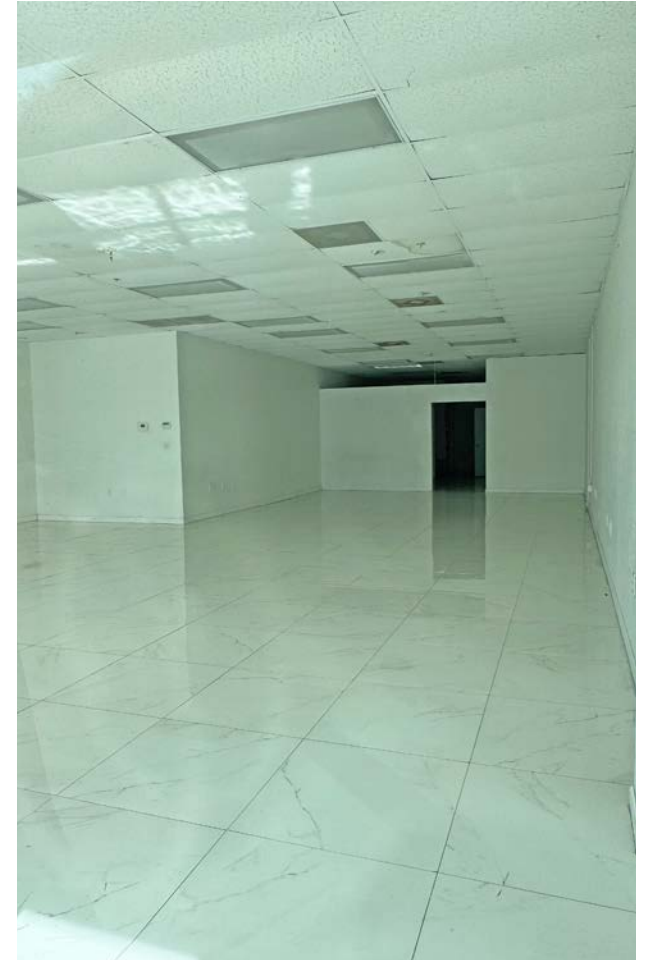
Anchor Box

- 31,360 SF
- End cap
- Former Big Lots
- Move in ready condition
- 2 Clearances:
 - 13 FT 9" floor to ceiling tile
 - 17 FT 10" floor to joist
- Truck well with 2 loading docks



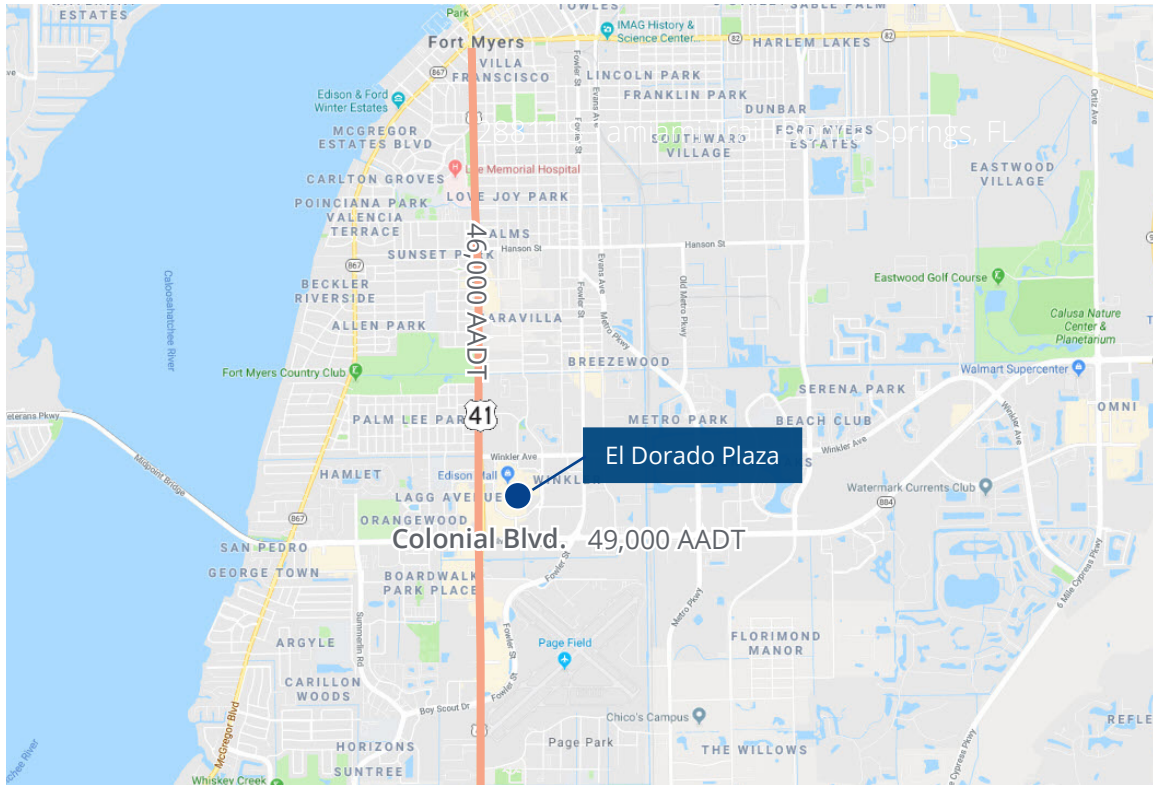
4429 Cleveland Avenue, Fort Myers, FL

Unit 521- 1,872 SF



Additionnal Data

4429 Cleveland Avenue, Fort Myers, FL



Demographics



Daytime Population

1-Mile: 18,098
3-Mile: 99,946
5-Mile: 217,534



Population Change

(2024-29)
1-Mile: 1.5%
3-Mile: 4.6%
5-Mile: 4.7%



Average HH Income

1-Mile: \$80,988
3-Mile: \$91,146
5-Mile: \$96,629



Households

1-Mile: 4,713
3-Mile: 30,243
5-Mile: 74,847



Median Age

1-Mile: 38.9
3-Mile: 40.9
5-Mile: 47.1



Traffic - AADT
US 41: 46,000
Colonial: 49,000



Accelerating success.

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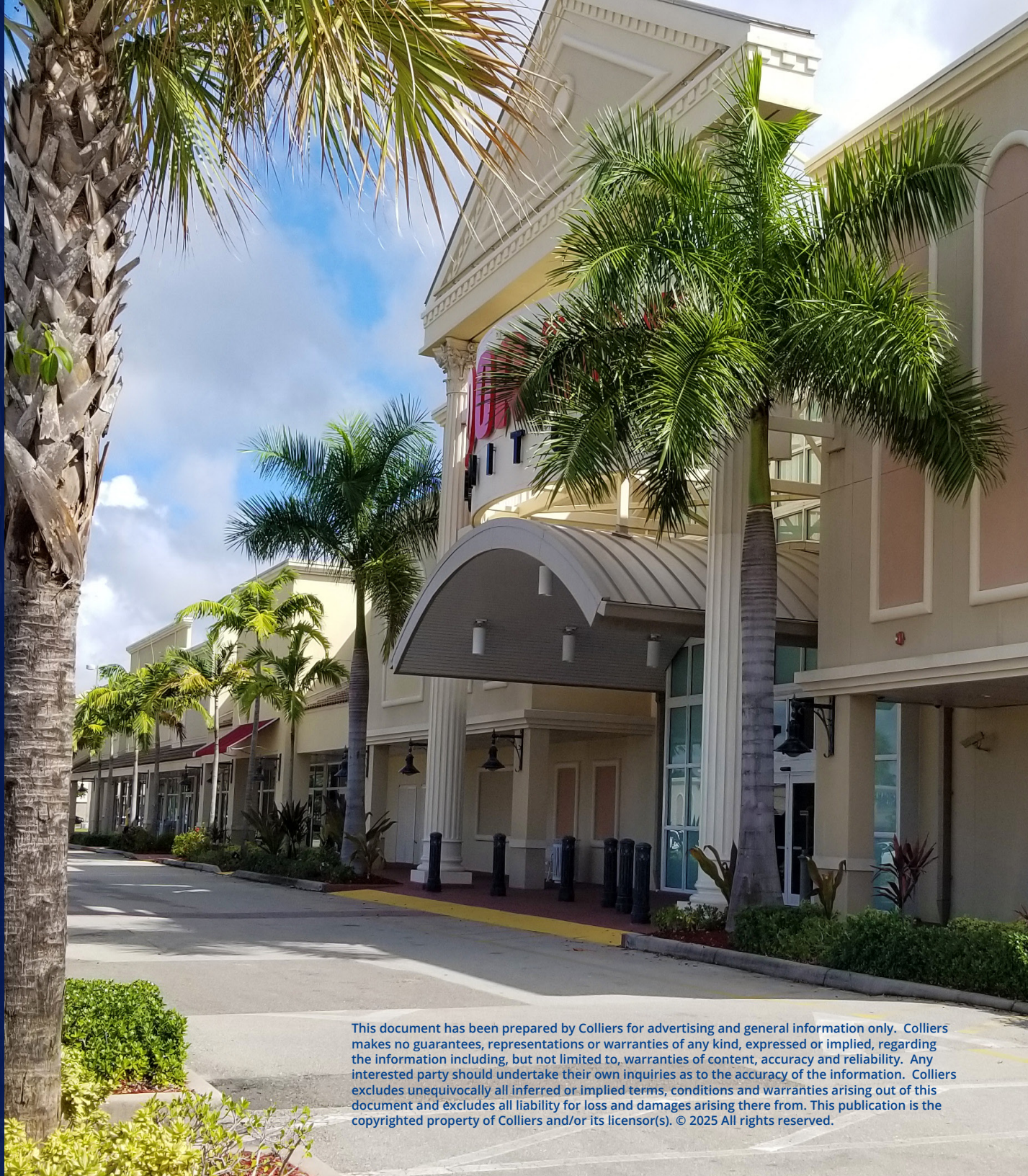
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