

PRIME DEVELOPMENT OPPORTUNITY

±1.85 ACRES ON US-41
FLEXIBLE CS-1 ZONING

114500 & 14520 N Cleveland Ave.,
North Fort Myers, FL 33903

PRESENTED BY:

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ASKING PRICE AND TERMS:

As directed by Market. Property to be delivered free and clear of all liens. Contact Compass for pricing targets.

PROPERTY TOURS:

Tours available by appointment only with 48 hours prior notice with confirmation of scheduled tour by a representative of Compass.

DATA SOURCES:

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This document is a confidential Offering Memorandum intended solely for the recipient's limited use and benefits in determining whether the recipient desires to express further interest in the acquisition of the Property. This Offering Memorandum contains selected information pertaining to the Property. This Memorandum does not purport to represent the state of affairs of the Property or the Owner of the Property (the "Owner"), be all-inclusive, or contain all or part of the information that prospective investors may require to evaluate a purchase of real Property. All financial projections and information are provided for general reference purposes only. They are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and Compass. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Offering Memorandum in any manner. Neither the Owner nor Compass, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real Property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of the review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreements for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived. By receipt of this Memorandum, the recipient agrees that this Offering Memorandum and its contents are confidential, that you will hold and treat it in the strictest confidence, and that recipient will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Compass. The recipient also agrees not to use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Compass.

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DEMOGRAPHIC SUMMARY

EXECUTIVE SUMMARY

Compass Commercial is pleased to present 14500 & 14520 N Cleveland Avenue, a prime development opportunity along one of Lee County's most prominent commercial corridors. The combined ± 1.85 acres offer nearly 300 feet of frontage on US-41 (N Cleveland Ave) in North Fort Myers.

The properties are zoned CS-1 (Commercial Special Office District) and designated Future Urban Areas – Intensive Development, supporting mixed-use projects and up to 22 dwelling units per acre. Public water, sewer, and electric utilities are available at the property line.

Located just 2.5 miles north of Downtown Fort Myers, the site sees $\pm 33,014$ CPD and is surrounded by national retailers including Walmart, ALDI, AutoZone, McDonald's, and Dollar Tree. This offering provides investors and developers with exceptional flexibility for commercial, residential, or mixed-use development in one of Southwest Florida's fastest-growing markets.

KEY HIGHLIGHTS

- **Flexible Parcel Offering** – Available individually (± 0.97 & ± 0.88 acres) or combined ± 1.85 AC across two parcels
- **Zoning** – CS-1 (Commercial Special Office District) Allows office, medical, professional, and limited retail uses
- **Future Land Use** – Supports mixed-use and up to 22 dwelling units per acre
- **Frontage** – ± 300 Feet on US-41 provides excellent visibility along major north-south arterial
- **Traffic Counts** – $\pm 33,014$ CPD boasts strong exposure for retail and service businesses
- **Strategic Location** – ± 2.5 miles north of Downtown Fort Myers; close to Walmart, ALDI, AutoZone, McDonald's, and Dollar Tree

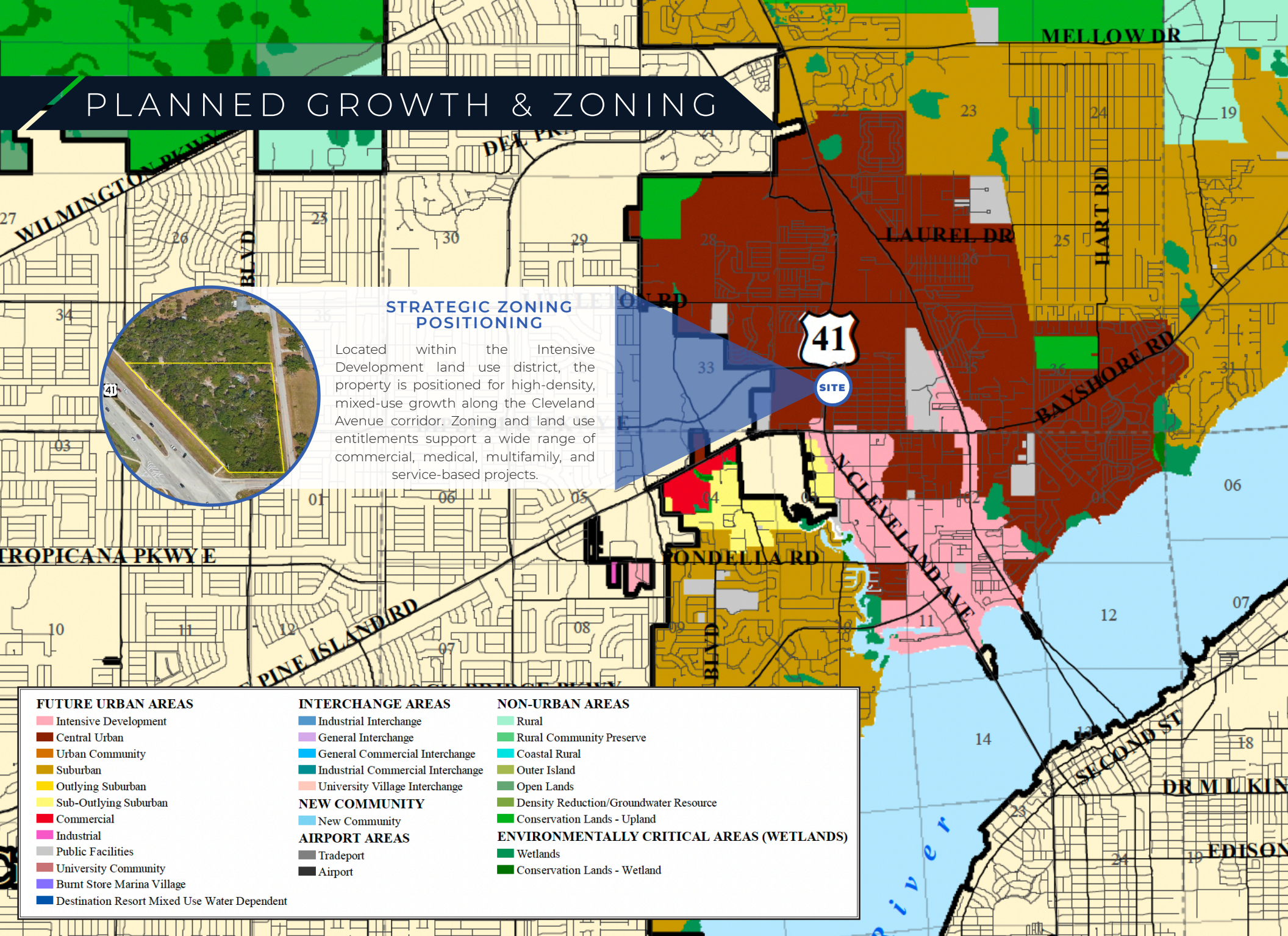
SURROUNDING AREA & DEVELOPMENT CONTEXT

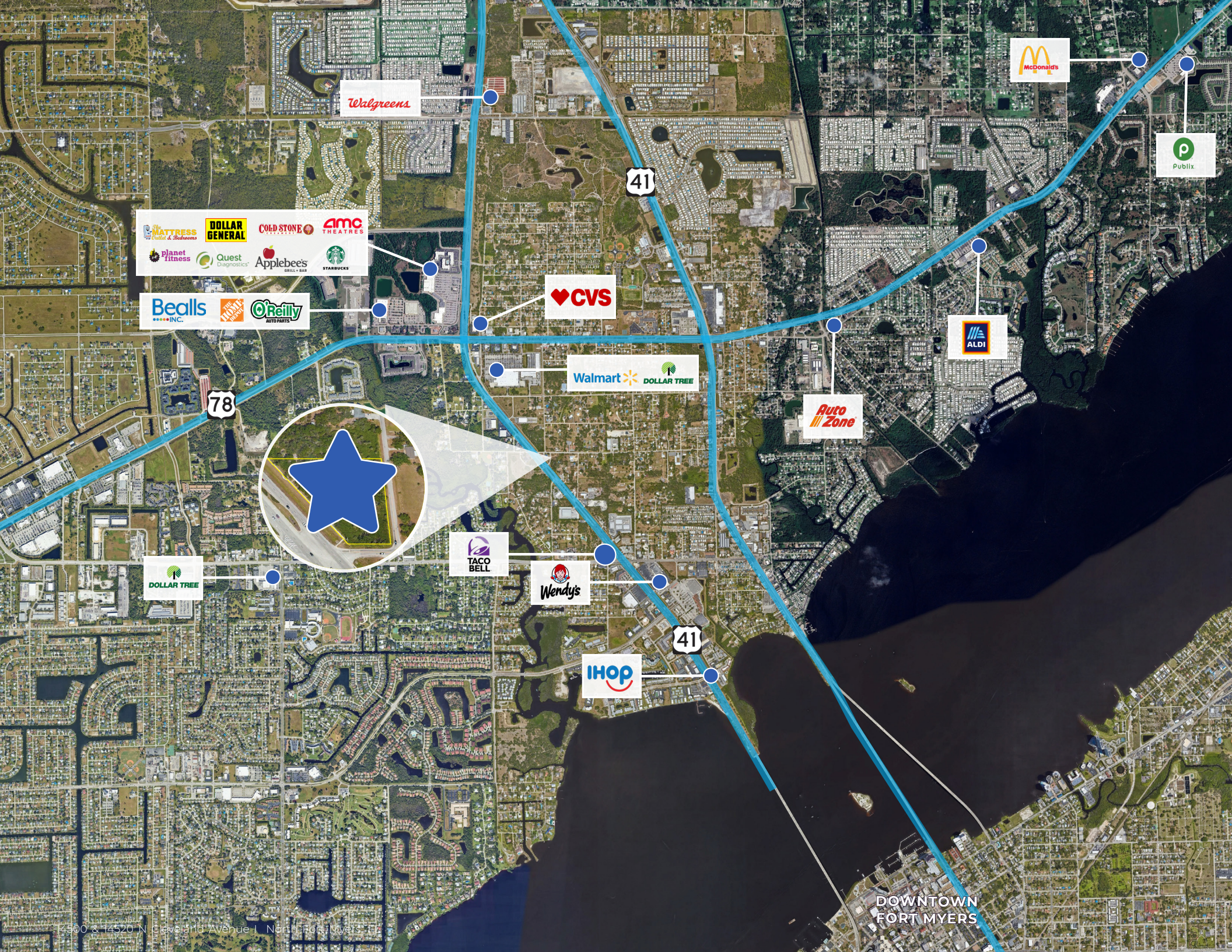
Situated along U.S. Highway 41 (N Cleveland Ave), the site is positioned within an established commercial corridor featuring automotive service centers, national retailers, medical offices, self-storage, and nearby residential communities. The immediate trade area includes Walmart, ALDI, AutoZone, McDonald's, Dollar Tree, and other daily-needs retailers that support consistent traffic.

The corridor is experiencing steady commercial and residential growth, with new construction and redevelopment projects underway. This momentum, combined with the site's ± 300 feet of direct frontage and flexible CS-1 zoning, makes the property highly suitable for a range of uses including fuel station, express car wash, self-storage, medical or dental office, assisted living, multifamily, or mixed-use residential/commercial development.



PLANNED GROWTH & ZONING





Walgreens

McDonald's

Publix

MATTRESS
Cold & Redwings
DOLLAR GENERAL
COLD STONE
AMC THEATRES
planet fitness
Quest Diagnostics
Applebee's
STARBUCKS

CVS

Bealls
O'Reilly
AUTO PARTS

Walmart
DOLLAR TREE

ALDI

Auto Zone



DOLLAR TREE

TACO BELL

Wendy's

IHOP

DOWNTOWN
FORT MYERS



PROPERTY AT A GLANCE

PROPERTY TYPE:

Commercial Development Land

TOTAL ACREAGE:

±1.85 Acres (Two Parcels)

PARCELS:

14500 N CLEVELAND AVE – ±0.97 ACRES (PARCEL ID: 03-44-24-02-00000.0610)

14520 N CLEVELAND AVE – ±0.88 ACRES (PARCEL ID: 03-44-24-02-00000.0600)

ZONING:

CS-1 (Commercial Special Office District)

FUTURE LAND USE:

Intensive Development (up to 22 du/acre; mixed-use encouraged)

FRONTAGE:

±300 Feet on N Cleveland Ave (U.S. Highway 41)

TRAFFIC COUNTS:

±33,014 CPD (2025 AADT Projection)

UTILITIES:

Public Water, Sewer, and Electric (Lee County Utilities / LCEC)

LOCATION:

North Fort Myers, FL – ±2.5 Miles North of Downtown Fort Myers
Regional access to Cape Coral and I-75

NEARBY RETAILERS & AMENITIES:

Walmart, ALDI, AutoZone, McDonald's, Dollar Tree, and other national brands

NORTHERNFORT MYERS

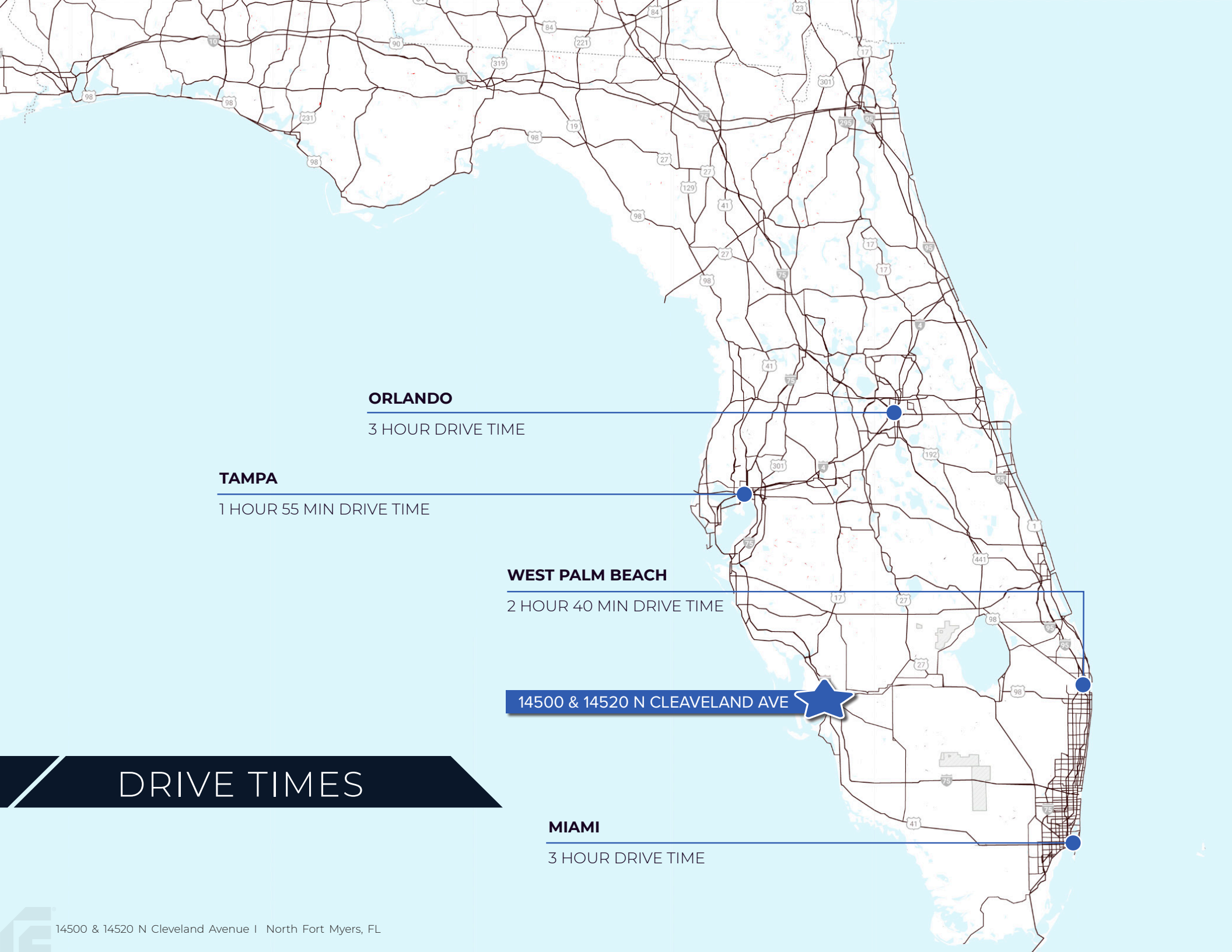
GROWTH DEVELOPMENT CORRIDOR

The Cleveland Avenue corridor in North Fort Myers is experiencing steady commercial and residential redevelopment, supported by national retailers such as Walmart, ALDI, AutoZone, McDonald's, and Dollar Tree. This activity, combined with strong traffic counts of $\pm 33,014$ CPD, positions the subject property for high-visibility, mixed-use, or commercial projects. The area's momentum provides long-term stability and upside for developers and investors seeking a foothold in Southwest Florida's growth market.

DYNAMIC SOUTHWEST FLORIDA MARKET

Fort Myers, part of the Cape Coral-Fort Myers MSA, is consistently ranked among the fastest-growing markets in the nation. With a population of more than 830,000 residents in Lee County, the region benefits from strong in-migration, favorable demographics, and a diverse economy anchored by healthcare, education, and tourism. The market is supported by excellent connectivity via U.S. Highway 41 and I-75, linking North Fort Myers to Downtown Fort Myers, Cape Coral, and Southwest Florida International Airport (RSW). Just 2.5 miles south of the subject property, Downtown Fort Myers serves as a regional hub for government, finance, and healthcare, reinforcing steady demand for retail and service-based uses.





ORLANDO

3 HOUR DRIVE TIME

TAMPA

1 HOUR 55 MIN DRIVE TIME

WEST PALM BEACH

2 HOUR 40 MIN DRIVE TIME

14500 & 14520 N CLEVELAND AVE



MIAMI

3 HOUR DRIVE TIME

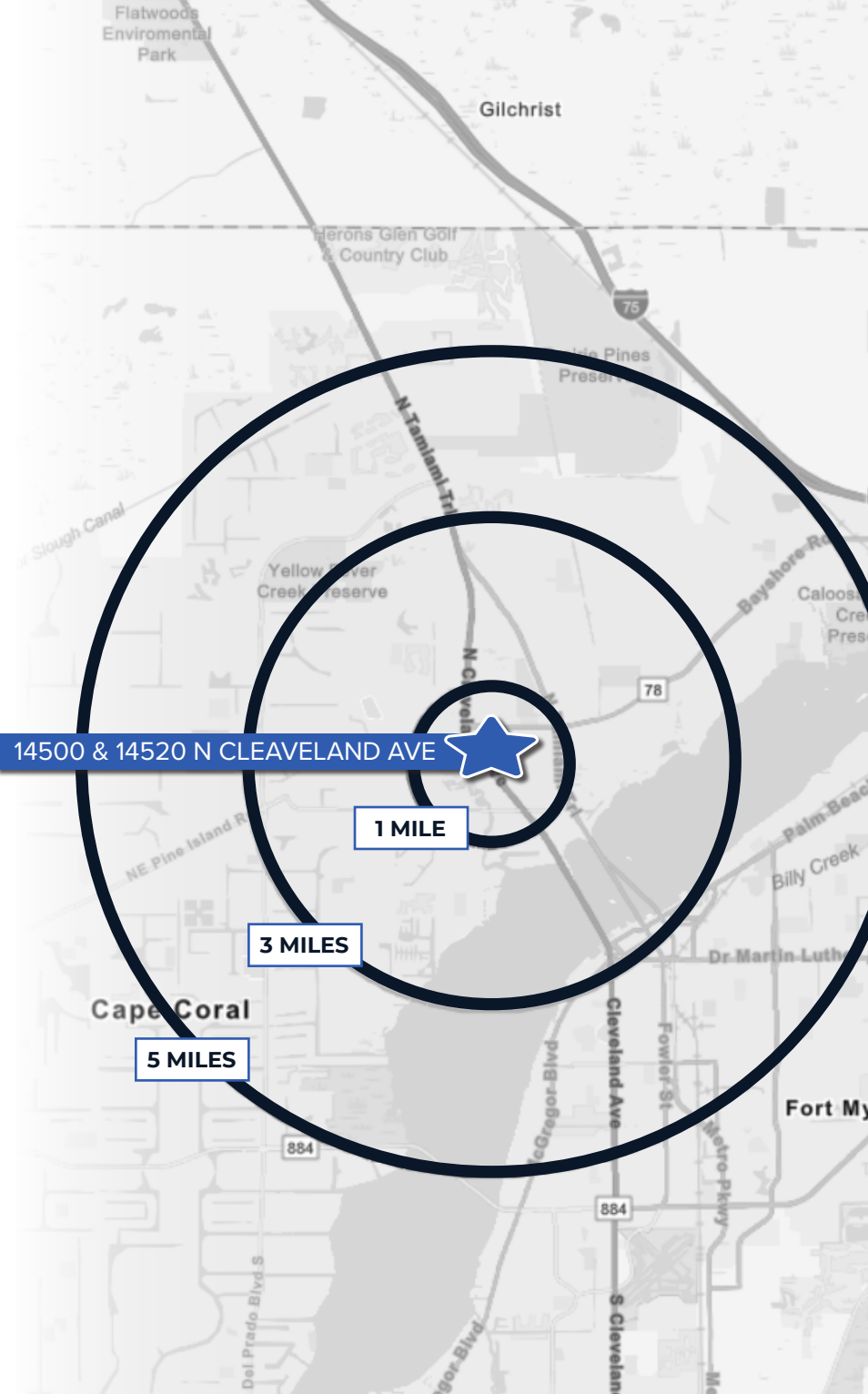
DRIVE TIMES

2024 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
Population	5,680	52,049	147,013
Households	2,628	25,493	62,909
Families	1,342	14,003	39,095
Average Household Size	2.13	2.03	2.32
Owner Occupied Housing Units	1,352	17,461	42,639
Renter Occupied Housing Units	1,276	8,032	20,270
Median Age	47.6	56.9	47.3
Median Household Income	\$57,181	\$60,009	\$61,999
Average Household Income	\$70,536	\$79,275	\$84,053

2029 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
Population	6,272	56,529	160,083
Households	2,947	28,388	69,821
Families	1,489	15,250	42,959
Average Household Size	2.10	1.98	2.28
Owner Occupied Housing Units	1,495	18,975	47,508
Renter Occupied Housing Units	1,452	9,413	22,313
Median Age	48.9	57.9	48.0
Median Household Income	\$63,937	\$66,642	\$69,699
Average Household Income	\$78,254	\$90,498	\$95,621



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