



OFFERING MEMORANDUM



**BUILD YOUR DREAM BUSINESS
IN FORT MYERS**

**16450 N Cleveland Avenue,
Fort Myers, FL 33903**

Presented by

JESSE IALUNA

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Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney.

Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Cracker & Associates in compliance with all applicable fair housing and equal opportunity laws.



PROPERTY INFORMATION



PROPERTY

This 6.33-acre site is zoned C-1A, making it ideal for a wide range of commercial uses including retail, office, restaurant, or mixed-use development. The site features direct frontage on N Cleveland Avenue, a cleared and partially wooded landscape, and utility access nearby. Surrounded by established neighborhoods, recreational areas, and retail destinations, the property provides an exceptional opportunity to meet growing consumer and service demands in North Fort Myers.

LOCATION

Strategically located on the heavily traveled U.S. 41 corridor (North Cleveland Avenue), this 6.33-acre parcel is nestled in the heart of North Fort Myers, just minutes from Downtown Fort Myers and Cape Coral. The property benefits from high visibility, easy access, and proximity to retail centers, RV and mobile home communities, and regional thoroughfares. With a rapidly growing residential base and strong commercial demand, this area offers significant potential for developers and investors alike.

OFFERING SUMMARY

SALE PRICE: 2,249,990

**ADDRESS: 16450 N CLEVELAND
AVENUE, FORT MYERS, FL 33903**

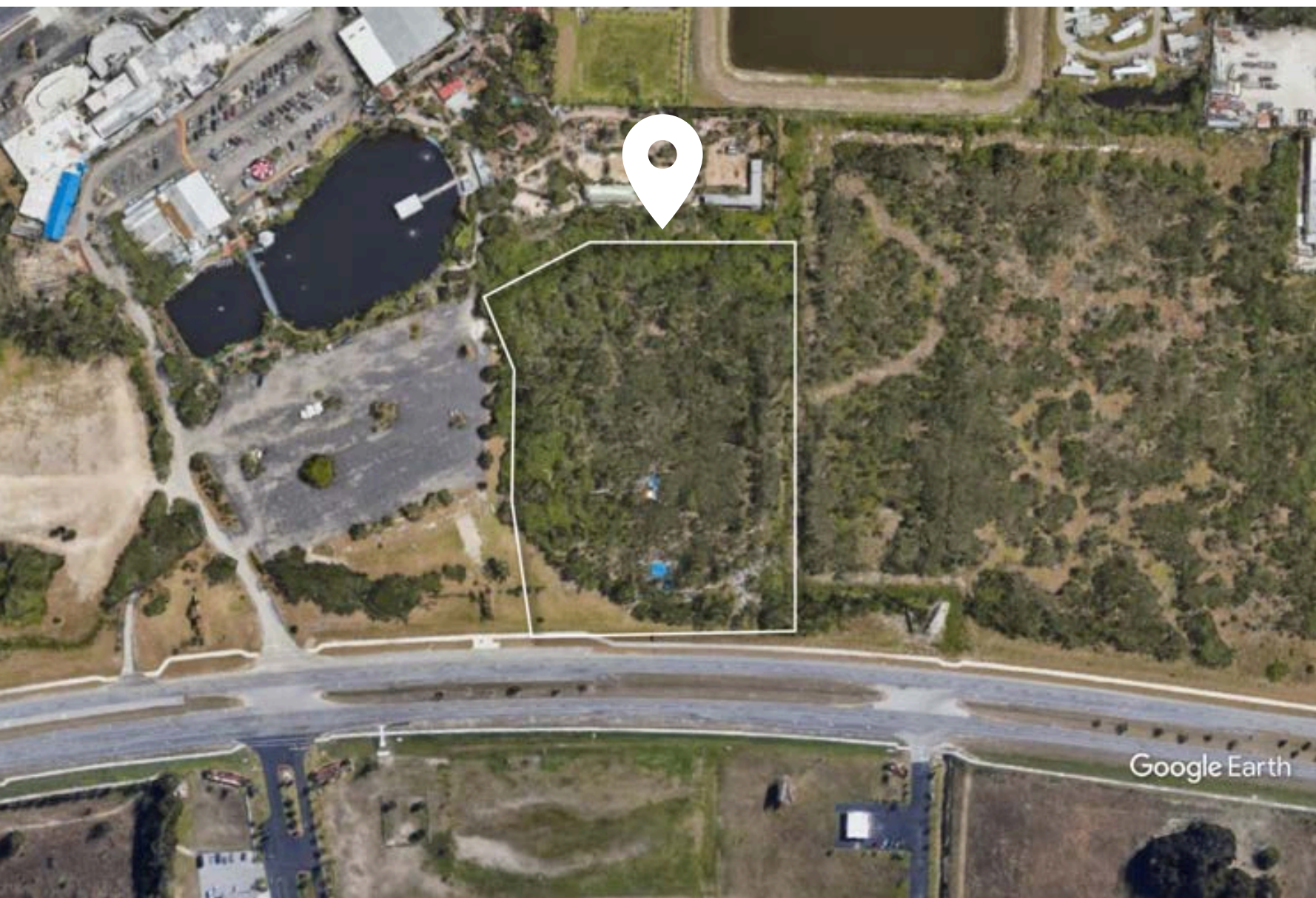
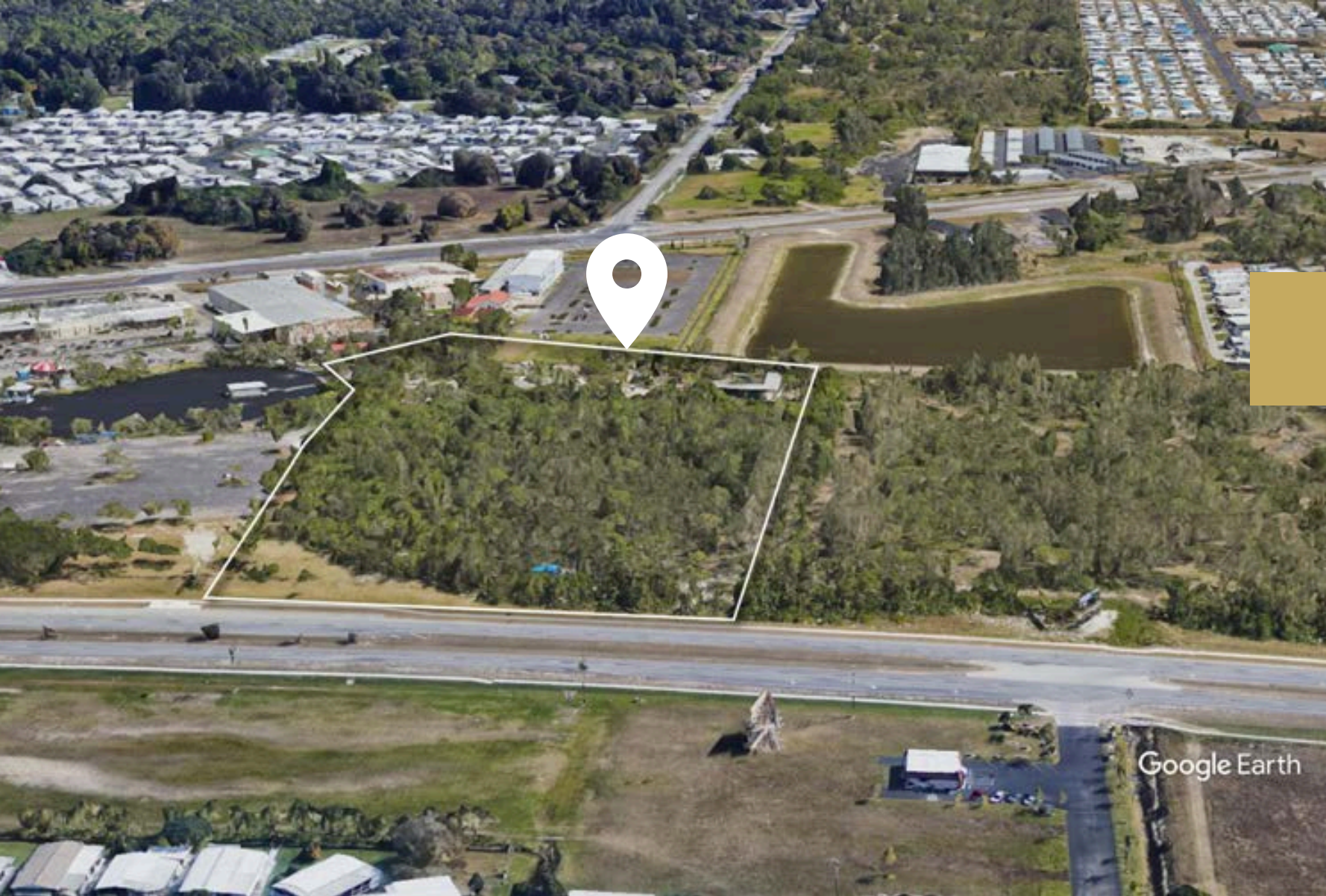
**PARCEL ID: 27-43-24-00-
00023.009H**

LOT SIZE: 6.33 ACRES

ASSET TYPE: LAND

ZONING: C-1A

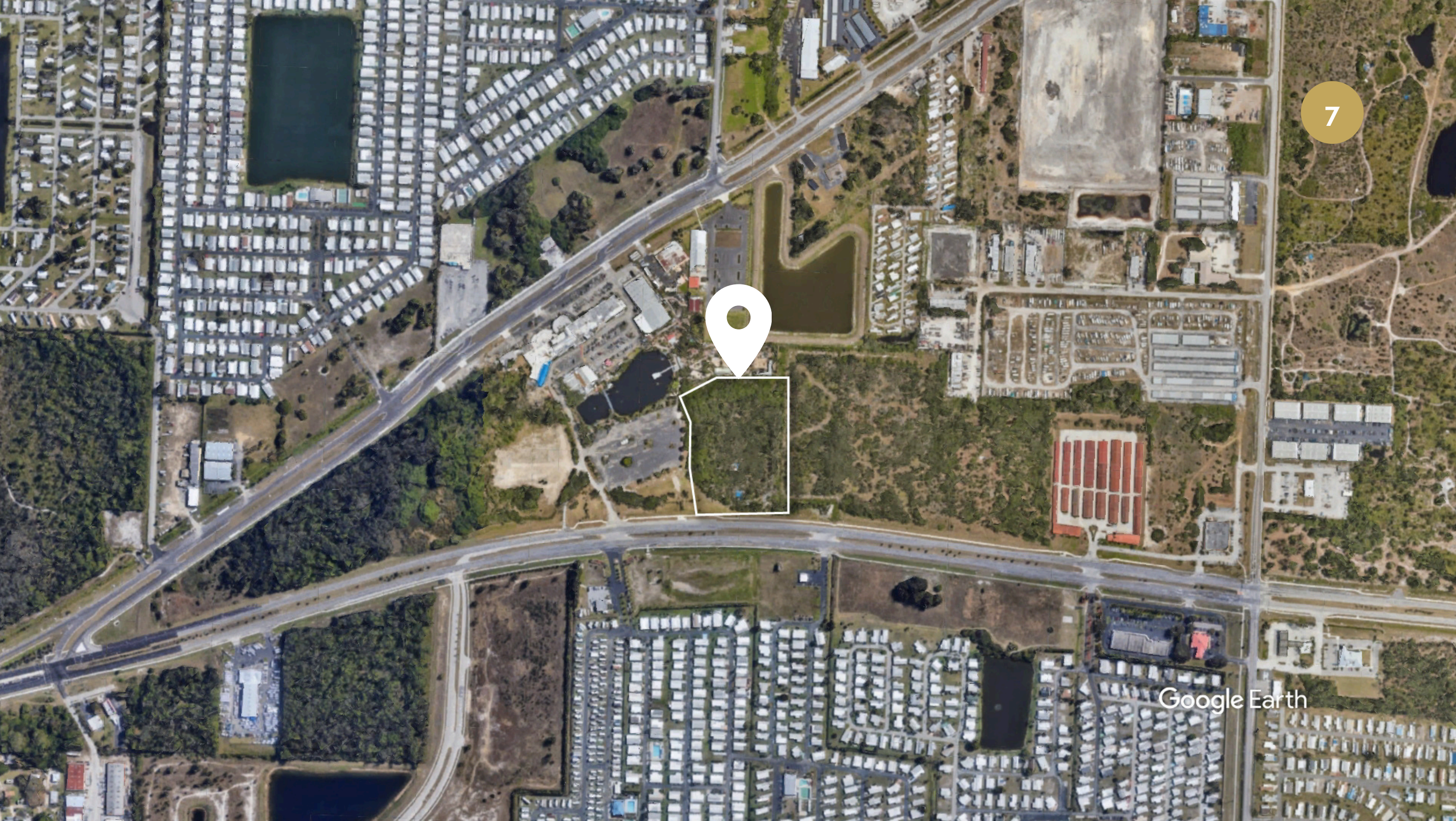
HIGHLIGHTS



- Prime Location with High Traffic Exposure: Direct frontage on U.S. 41 (N Cleveland Ave), one of the region's busiest commercial corridors.
- Zoned C-1A: Flexible commercial zoning allows for retail, professional office, healthcare, or service-based developments.
- 6.33 Acres – Development Ready: Large parcel offers a variety of development configurations with excellent access and visibility.
- Rapidly Growing Area: Located near major residential communities, national retailers, and only minutes from the Caloosahatchee Bridge.
- Utilities & Infrastructure Available: Utilities are nearby, and the site offers ease of access from both directions on U.S. 41.

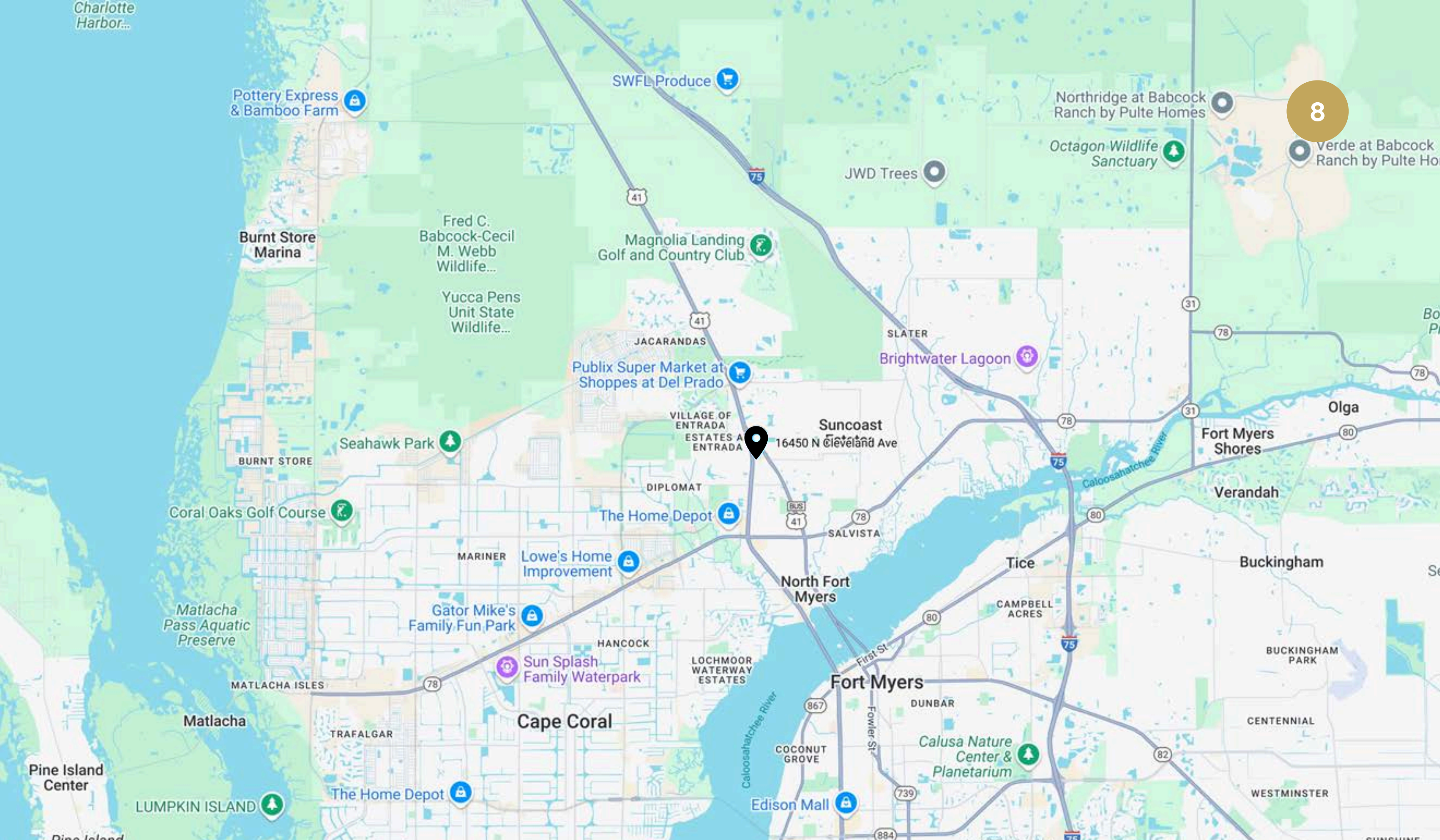


Google Earth

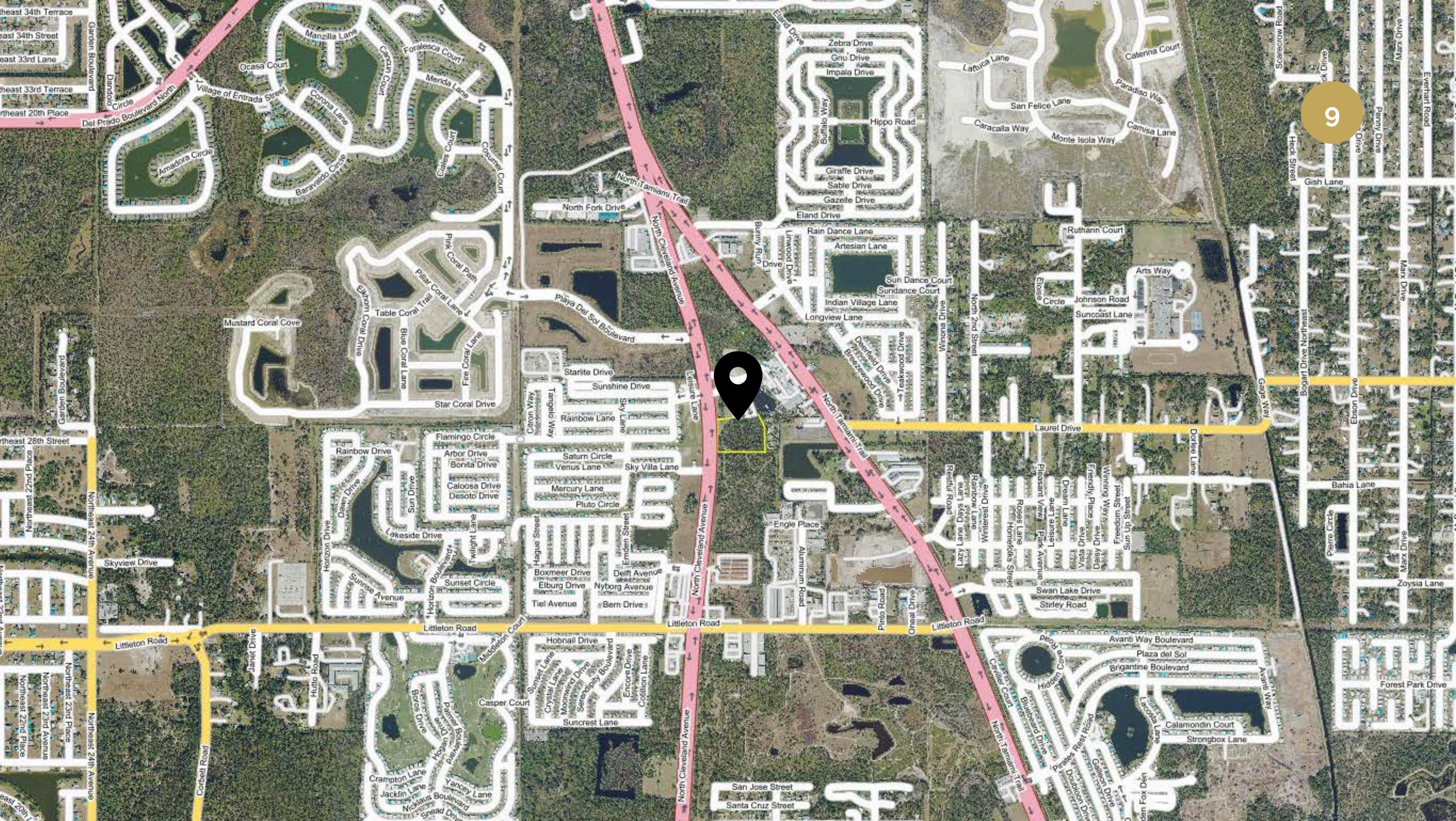


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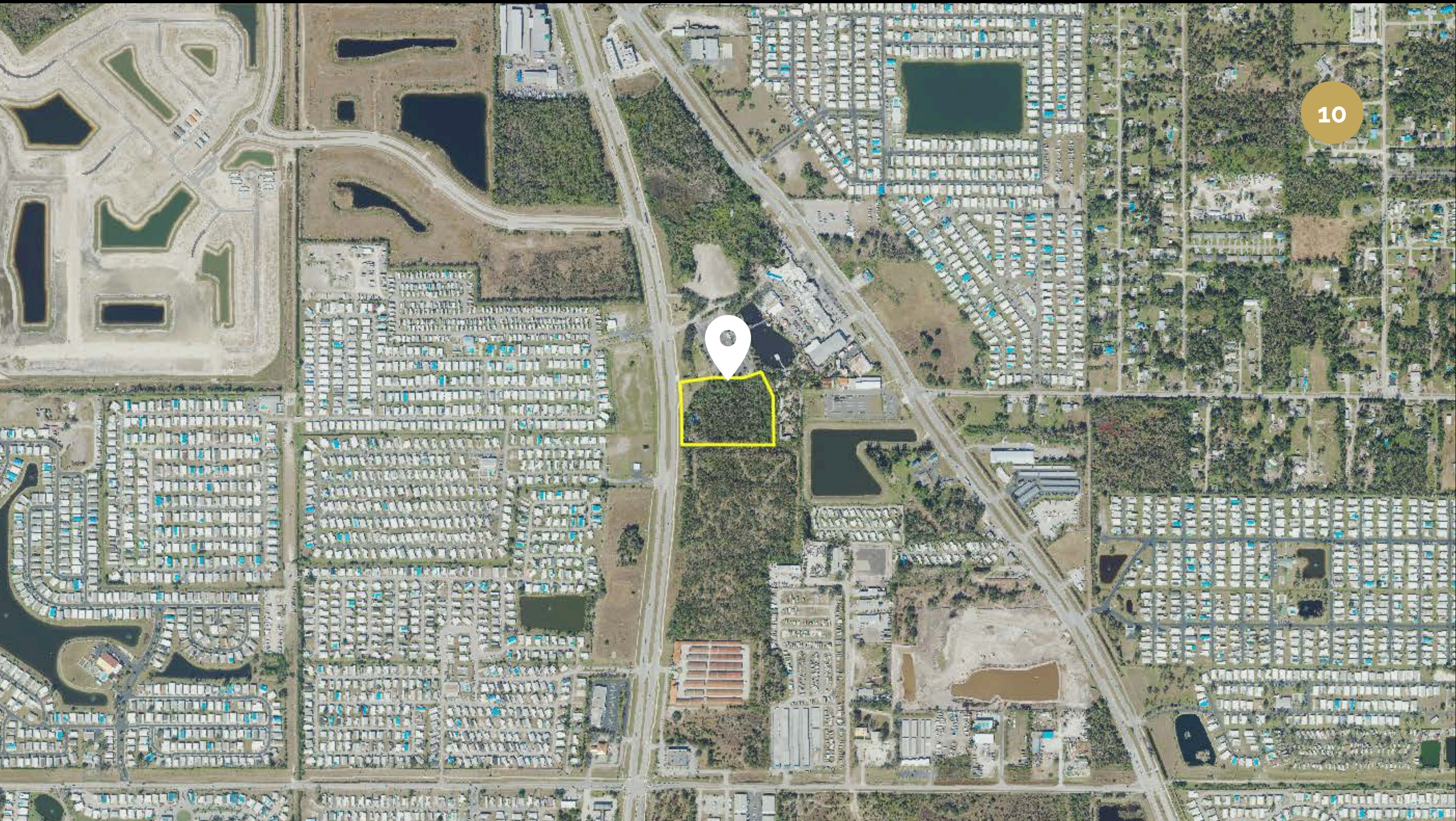
LOCATION INFORMATION



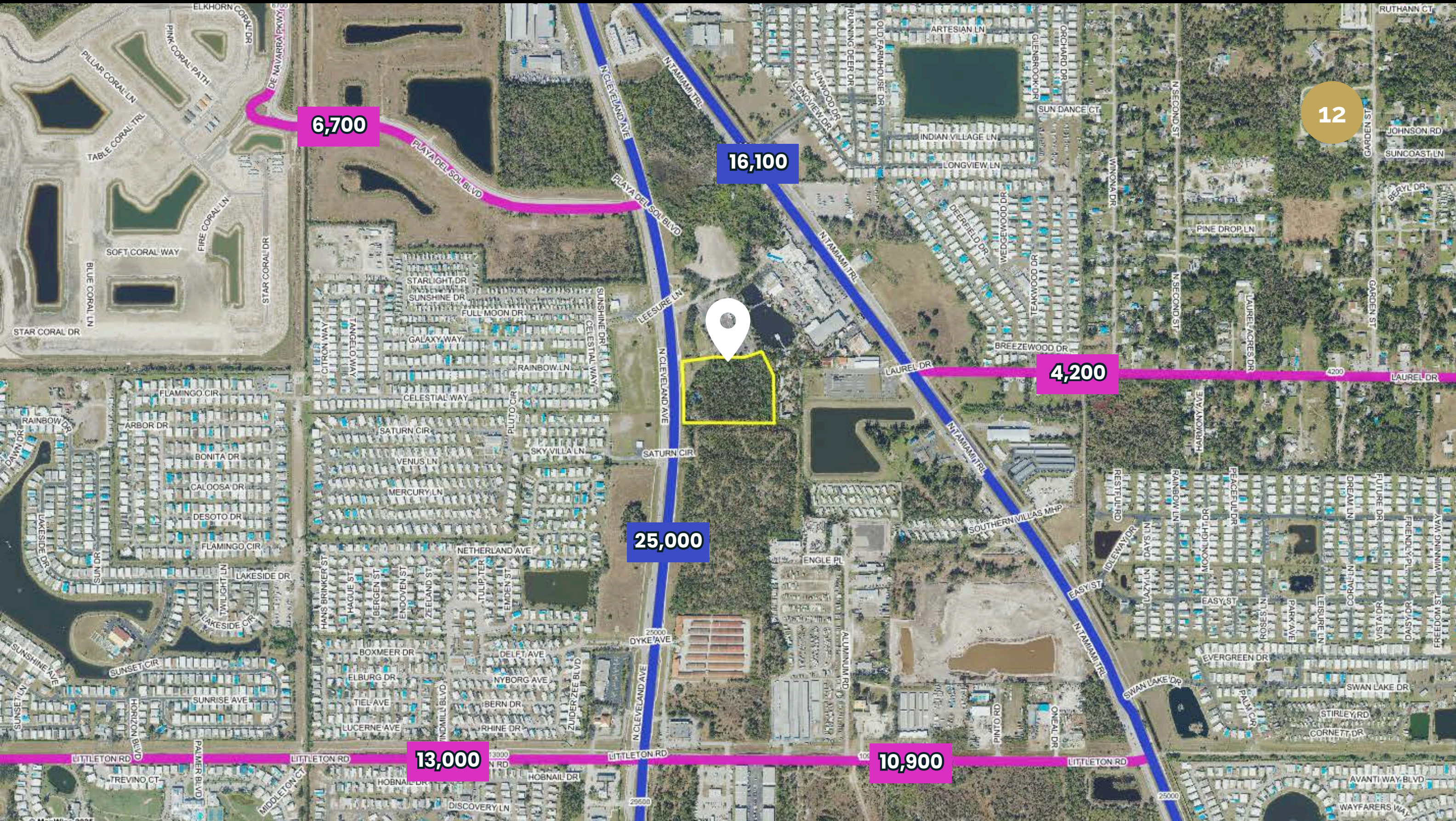
REGIONAL MAP



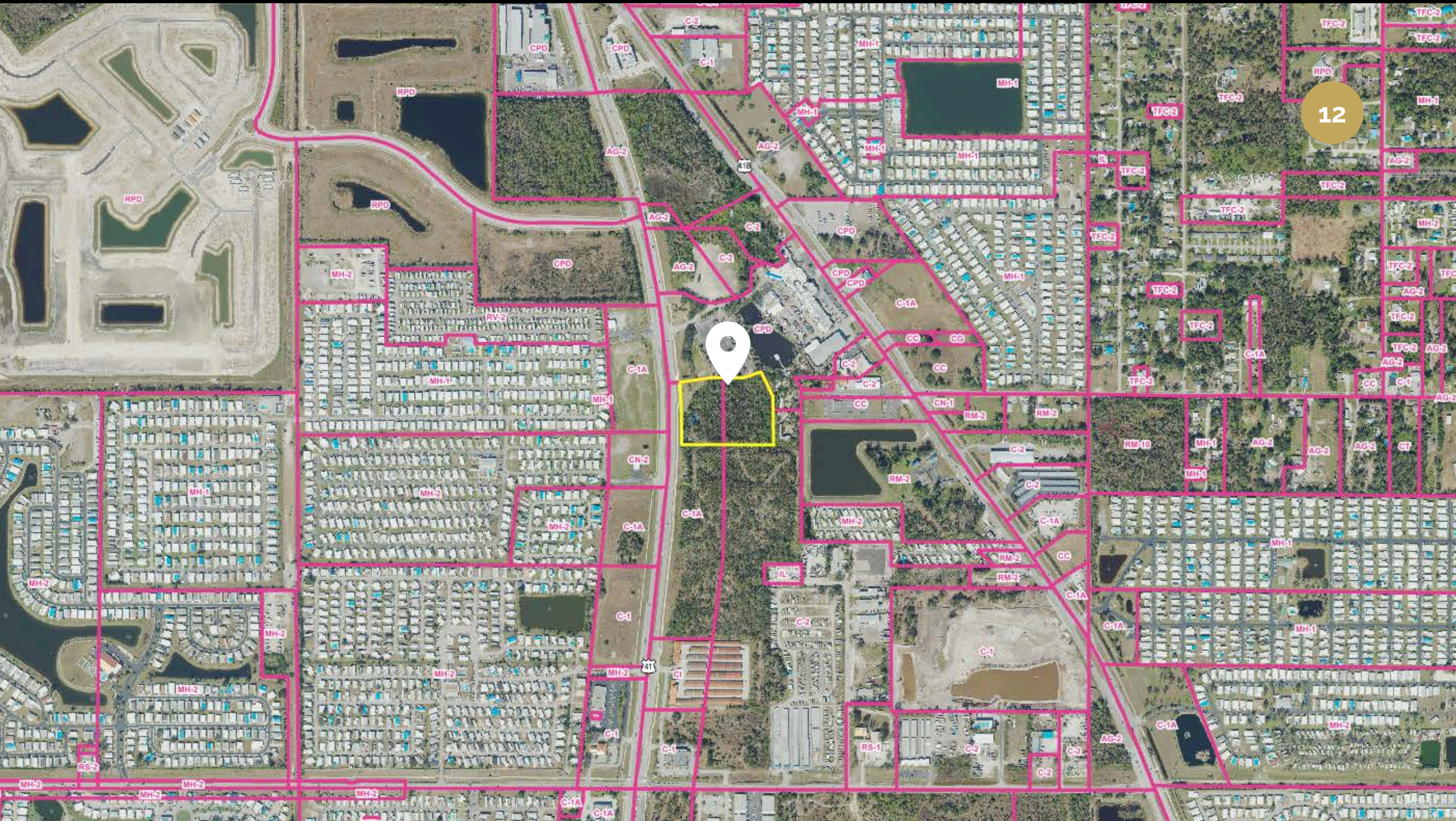
LOCATION MAP



AERIAL MAP

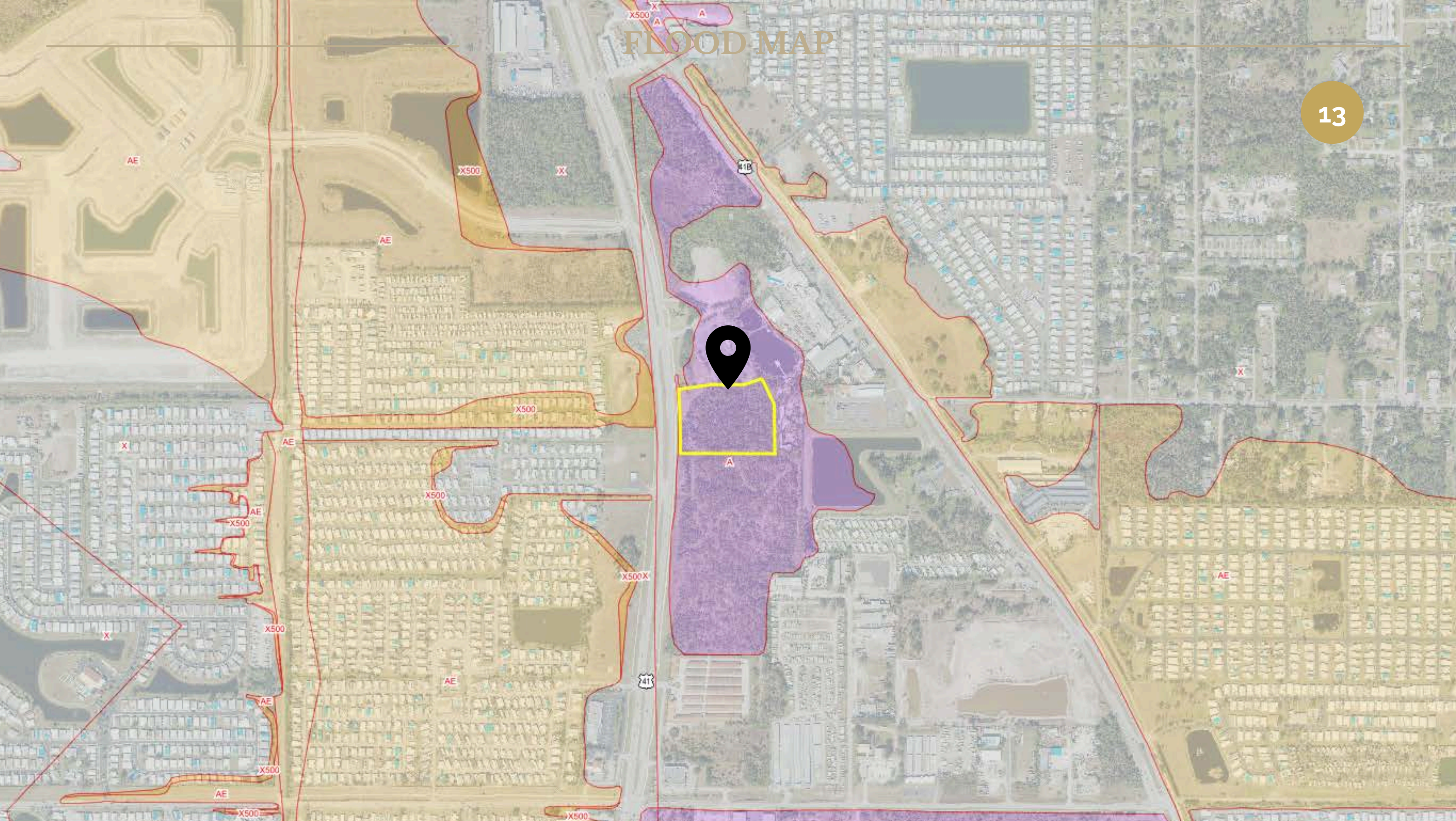


TRAFFIC COUNT MAP



ZONING MAP

FLOOD MAP



FLOOD ZONING MAP



JESSE IALUNA

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Jesse Ialuna has established a strong reputation for getting deals done. From multi-million dollar commercial projects to high-end residential properties and prime land opportunities, he is a trusted advisor to many entrepreneurs, business owners, and real estate investors. Mr. Ialuna moved to Southwest Florida in 2004.

From his early years in New England, he has an extensive family background going back 3 generations in construction, real estate, and development in New England as well as SWFL. He got his early start in the business world and rose to VP of sales for CSE, a national digital marketing firm based out of Punta Gorda FL. That background and extensive knowledge of Internet marketing strategies have given his real estate clients a clear advantage.

Mr. Ialuna is known by many to be a real estate powerhouse in both commercial and residential, in part due to his dedication to helping property owners and investors reach their goals, paired with his unrelenting hard work. **Jesse has received multiple awards and has been ranked “Best of Zillow”.**



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