



For Lease

Palm Pointe Shoppes

11521-11621 S. Cleveland Avenue

Fort Myers, FL

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Accelerating success.

Property Overview

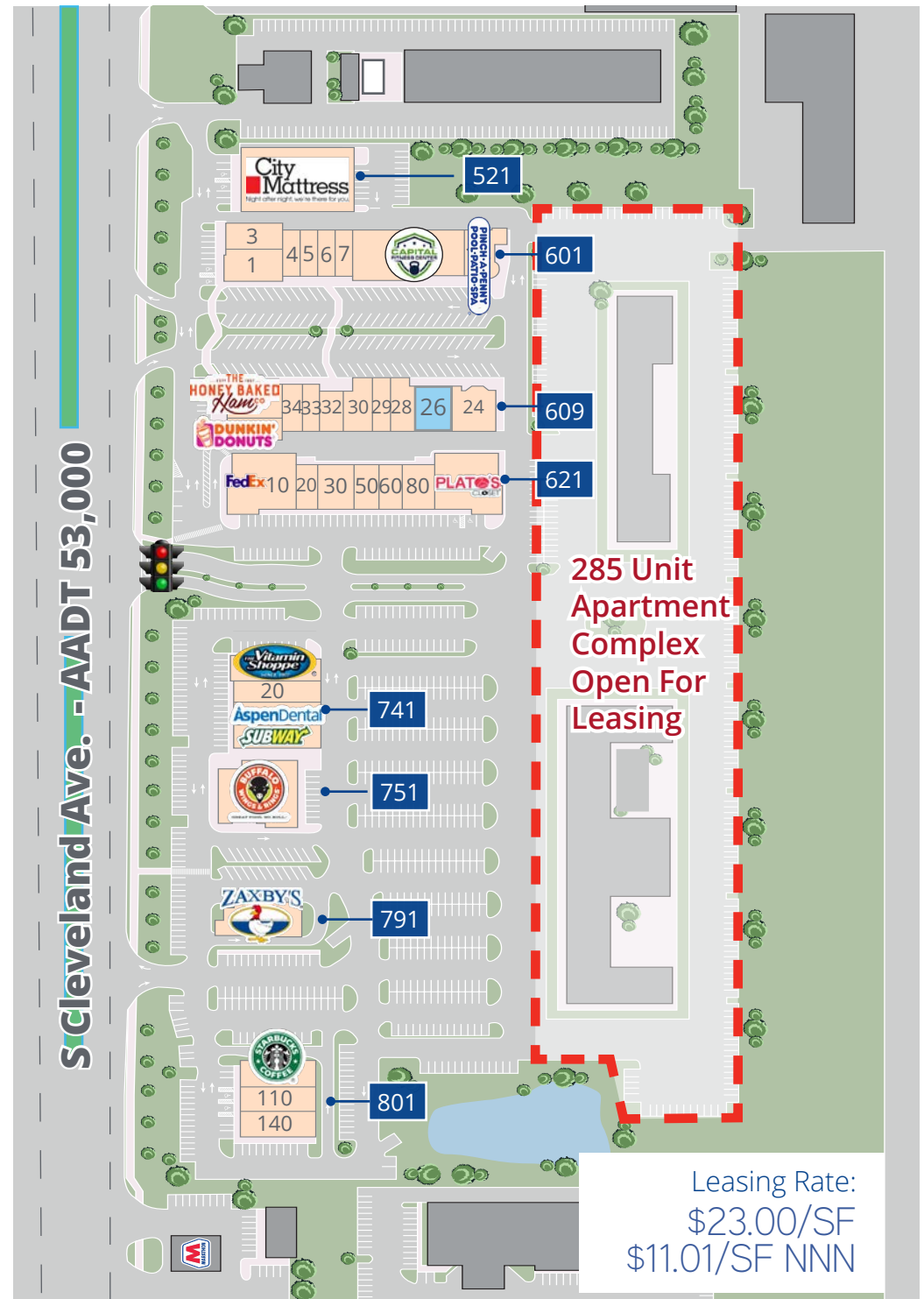
- 108,600 SF retail shopping plaza with frontage (0.25 mile) on S Cleveland Avenue
- 8 freestanding buildings
- Renovated in 2018
- Anchor tenants: Starbucks, Capital Fitness, FedEx, Wings & Rings, Zaxby's, Plato's Closet
- Use: retail, restaurant, office, services
- Pylon and building signage
- Ample parking
- Multiple points of access
- Adjacent to new 285 unit apartment complex



Availability

Building	Unit #	TENANT	RSF
521	01	City Mattress	10,099
601	01	Tortilleria San Julian	2,340
	03	Dan's Fan City	1,810
	04	Taqueria San Julian	1,200
	05	Intermex Wire Transfer	1,200
	06	Nail Haus	1,200
	07	Masters Men's Grooming	1,200
	08	Capital Fitness	7,120
	14	Pinch-a-Penny	2,480
609	24	Jay Shartzer	2,329
	26	AVAILABLE - demisable into 2 - 1,200 SF units	2,400
	28	Bangkok Thai Cuisine	1,411
	29	SOI Brow	982
	30	Saigon Baguette	2,400
	32	Willow Studio & Nail Bar	1,060
	33	Jewelry Repair & More	1,060
	34	Preferred Elite Insurance	1,200
	36	Honey Baked Ham	3,661
621	10	FedEx	4,876
	20	Navi Milk Tea	1,380
	30	Style Encore	3,000
	50	Therapy Now	1,516
	60	Sweet Spot Medispa	1,500
	80	Maximized Living	1,875
	90	Plato's Closet	4,200
741	10	Vitamin Shoppe	3,520
	20	Wireless Paradise	1,432
	30	Aspen Dental	3,338
	50	Subway	1,268
751	01	Wings & rings (GL)	6,500
791	01	Zaxby's (GL)	3,500
801	100	Starbucks	2,200
	110	Lenny's Grill & Subs	1,600
	140	Sunshine Smiles	3,751

Available



Leasing Rate:
\$23.00/SF
\$11.01/SF NNN

Property Photos



Property Location

- Located between Daniels Parkway and Page Field Park in Fort Myers
- At the signalized intersection of S Cleveland Avenue & Palm Drive
- Surrounded by residential neighborhoods
- 53,000 AADP
- New Sinclair at Palm Pointe 285 multi-family community completed and now leasing (2-4 story buildings, clubhouse, fitness center, resort-style pool and dog park)

Demographics (5 mile radius)



2024 Population
156,033



2024- Households
73,179



2024 Median Age
51.1



2024 Avg. Household Income
\$103,212





Contact

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Colliers Top 25 West & Central FL Broker (2024)

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