



NNN Retail Shopping Center

**4434 - 4458 Cleveland Ave**  
Fort Myers, FL 33901

 **APEX**  
CAPITAL REALTY  
**FOR SALE**

# APEX CAPITAL REALTY

Is an independent commercial real estate brokerage firm like no other. We specialize in finding and creating South Florida's most unique and lucrative opportunities in the market. APEX Capital Realty is composed of industry experts and disruptors who possess an unparalleled understanding of the unique dynamics and trends that drive our local real estate market. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, we seek to develop each of our advisors' specialty which in turn helps our clients reach optimal results.

## ADVISOR



### DANILO AQUINO

COMERCIAL ADVISOR

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# FOR SALE

APEX Capital Realty is proud to present an exceptional opportunity to acquire a newly renovated neighborhood shopping center located in a prime commercial area of Fort Myers. This property features 3 standalone multi-tenant buildings, totaling 22,038 RSF, situated on an expansive 2.1 Acre lot across from the popular Edison Mall. The property is strategically positioned on a hard corner along Cleveland Ave/Hwy US-41, in one of the busiest sub-markets of Fort Myers.

This investment opportunity is 100% occupied with a total of 13 tenants, all on NNN lease agreements. The current NOI is approximately \$477,038. Recent capital improvements totaling \$1.1M include a new roof, structural repairs, parking lot resurfacing, landscaping enhancements, upgraded lighting, common area updates, new HVAC systems, and more. Below-market lease rates represent the potential for increased income.



## 4434-4458 CLEVELAND AVE FORT MYERS, FL 33901

<b>Building SF</b>	22,038 SF (3 Buildings)
<b>Lot Square SF</b>	91,520 SF
<b>Year Built</b>	1973
<b>Property Type</b>	Shopping Center
<b>No. of Tenants</b>	13 Tenants on (NNN) Leases
<b>Total NOI</b>	\$477,038
<b>Occupancy</b>	100%
<b>CAP Rate</b>	8.3%
<b>Asking Price</b>	\$5,700,000

## HIGHLIGHTS

- 100% Occupied
- Across from Edison Mall
- NNN Lease Agreements
- Signalized Hard Corner Intersection
- Surrounded by National Retail Tenants (Hooters, Wawa, Krispy Kreme, BestBuy, etc.)

## RENT ROLL

REGENCY INVESTMENTS FM, LLC  
1943- 1953 COLONIAL DR/ 4444-4460 CLEVELAND AVE, FORT MYERS, FL  
YEARLY RENT ROLL REPORT (2025)

LEASE RENT AMOUNT													
#	UNITS	TENANTS	PER SF	SF	BASE RENT	SALES TAX	% SHARE	YEARLY CAM	MONTHLY CAM	TOTAL MONTHL	YEARLY GROSS		
BUILDING #1													
1	4434 CLEVELAND	MARY HAIR SALON	\$ 25.21	1000	\$ 2,100.63	\$ 126.04	4.74%	\$ 7,704.18	\$ 642.02	\$ 2,868.69	\$ 34,424.24		
2	4444 CLEVELAND (A,C,D,E,F)	CESAR PARUVIAN REST	\$ 22.07	7000	\$ 12,871.66	\$ 386.15	33.21%	\$ 53,929.26	\$ 4,494.11	\$ 17,751.91	\$ 213,022.96		
3	4444 CLEVELAND (H)	WATERSIDE MESSAGE	\$ 35.27	1000	\$ 2,938.99	\$ 161.64	4.74%	\$ 7,704.18	\$ 642.02	\$ 3,742.65	\$ 44,911.81		
TOTAL			\$ 27.51	9000	\$ 17,911.28	\$ 673.83	42.70%	\$69,337.62	\$5,778.14	\$24,363.25	\$292,359.01		
BUILDING #2													
5	4460 CLEVELAND (A)	VAPOR SHOP	\$ 42.00	1000	\$ 3,500.00	\$ 227.50	4.74%	\$ 7,704.18	\$ 642.02	\$ 4,369.52	\$ 52,434.18		
6	4460 CLEVELAND (B)	EYEBROWS SALON	\$ 18.03	1250	\$ 1,877.94	\$ 122.07	5.93%	\$ 9,630.23	\$ 802.52	\$ 2,802.52	\$ 33,630.27		
7	4460 CLEVELAND (C&D)	LEMON HOOKAH	\$ 21.87	2000	\$ 3,644.39	\$ 236.89	9.49%	\$ 15,408.36	\$ 1,284.03	\$ 5,165.31	\$ 61,983.66		
11	4460 CLEVELAND (E.)	JAPANESE RESTAURANT	\$ 24.31	1000	\$ 2,025.83	\$ 131.68	4.74%	\$ 7,704.18	\$ 642.02	\$ 2,799.53	\$ 33,594.33		
12	4460 CLEVELAND (F)	ALINE SIMILIEN	\$ 26.40	1000	\$ 2,200.00	\$ 154.00	4.74%	\$ 7,704.18	\$ 642.02	\$ 2,996.02	\$ 35,952.18		
TOTAL			\$ 26.52	6250	\$ 11,048.16	\$ 718.13	29.66%	\$48,151.13	\$4,012.59	\$18,132.89	\$217,594.62		
BUILDING #3													
14	1943-1945 COLONIAL	VALINOR SOLUTIONS	\$ 21.51	1825	\$ 3,271.03	\$ 228.97	8.66%	\$ 14,060.13	\$ 1,171.68	\$ 4,671.68	\$ 56,060.21		
15	1947 COLONIAL	TRIPLE LUCKY ARCADE	\$ 24.00	1000	\$ 2,000.00	\$ 100.00	4.74%	\$ 7,704.18	\$ 642.02	\$ 2,742.02	\$ 32,904.18		
16	1949 COLONIAL	ROOFING COMPANY	\$ 24.00	1000	\$ 2,000.00	\$ 60.00	4.74%	\$ 7,704.18	\$ 642.02	\$ 2,702.02	\$ 32,424.18		
17	1951 COLONIAL	CREATIVE BARBERSHOP	\$ 21.88	1000	\$ 1,823.26	\$ 127.63	4.74%	\$ 7,704.18	\$ 642.02	\$ 2,592.90	\$ 31,114.82		
18	1953 COLONIAL	CRY BABY TATTOO	\$ 20.39	1000	\$ 1,699.50	\$ 110.47	4.74%	\$ 7,704.18	\$ 642.02	\$ 2,451.98	\$ 29,423.79		
TOTAL			\$ 22.57	5825	\$ 10,793.79	\$ 627.07	27.64%	\$44,876.85	\$3,739.74	\$15,160.60	\$181,927.18		
TOTAL AMOUNT				21075	\$ 39,753.24	\$ 2,019.03	100.00%	\$ 162,365.60	\$ 13,530.47	\$ 57,656.73	\$ 691,880.81		
LEASE START & END													
#	UNITS	TENANTS	SF	LEASE START	LEASE END	BASE RENT	ANNUAL INCREASE	EXPENSE DETAIL		EXPENSES			
1	1943-1945 COLONIAL	VALINOR SOLUTIONS	1825	4/1/25	3/31/26	\$ 3,271.03	5.00%	PROPERTY		\$76,500.00			
2	1947 COLONIAL	TRIPLE LUCKY ARCADE	1000	8/1/25	7/31/27	\$ 2,000.00	5.00%	INSURANCE		\$50,315.60			
3	1949 COLONIAL	ROOFING COMPANY	1000	8/1/24	7/31/27	\$ 2,000.00	5.00%	UTILITIES		\$33,600.00			
4	1951 COLONIAL	CREATIVE BARBERSHOP	1000	1/1/24	12/31/26	\$ 1,823.26	5.00%	CLEANING		\$1,500.00			
5	1953 COLONIAL	CRY BABY TATTOO	1000	6/1/23	5/31/26	\$ 1,699.50	5.00%	PROFESSIONAL FEES		\$450.00			
6	4434 CLEVELAND	MARY HAIR SALON	1000	5/1/21	4/30/26	\$ 2,100.63	5.00%						
7	4444 CLEVELAND (A,C,D,E,F)	CESAR PARUVIAN REST	7000	10/1/21	9/30/26	\$ 12,487.47	5.00%						
8	4444 CLEVELAND (H)	WATERSIDE MESSAGE	1000	4/1/24	3/31/27	\$ 2,938.99	5.00%						
9	4460 CLEVELAND (A)	VAPOR SHOP	1000	4/1/23	3/31/28	\$ 3,500.00	5.00%						
10	4460 CLEVELAND (B)	EYEBROWS SALON	1000	8/1/24	07-31-2025	\$ 1,877.94	5.00%						
11	4460 CLEVELAND (C&D)	LEMON HOOKAH	1250	8/1/24	7/31/27	\$ 3,644.39	5.00%						
12	4460 CLEVELAND (E.)	JAPANESE RESTAURANT	2000	3/1/22	2/28/26	\$ 2,025.83	5.00%						
13	4460 CLEVELAND (F)	ALINE SIMILIEN	1000	6/1/25	5/31/26	\$ 2,200.00	5.00%						
								\$	162,365.60				
TOTAL GROSS						\$691,880.81	TOTAL NOI			\$477,038.84			

# EXTERIOR PHOTOS

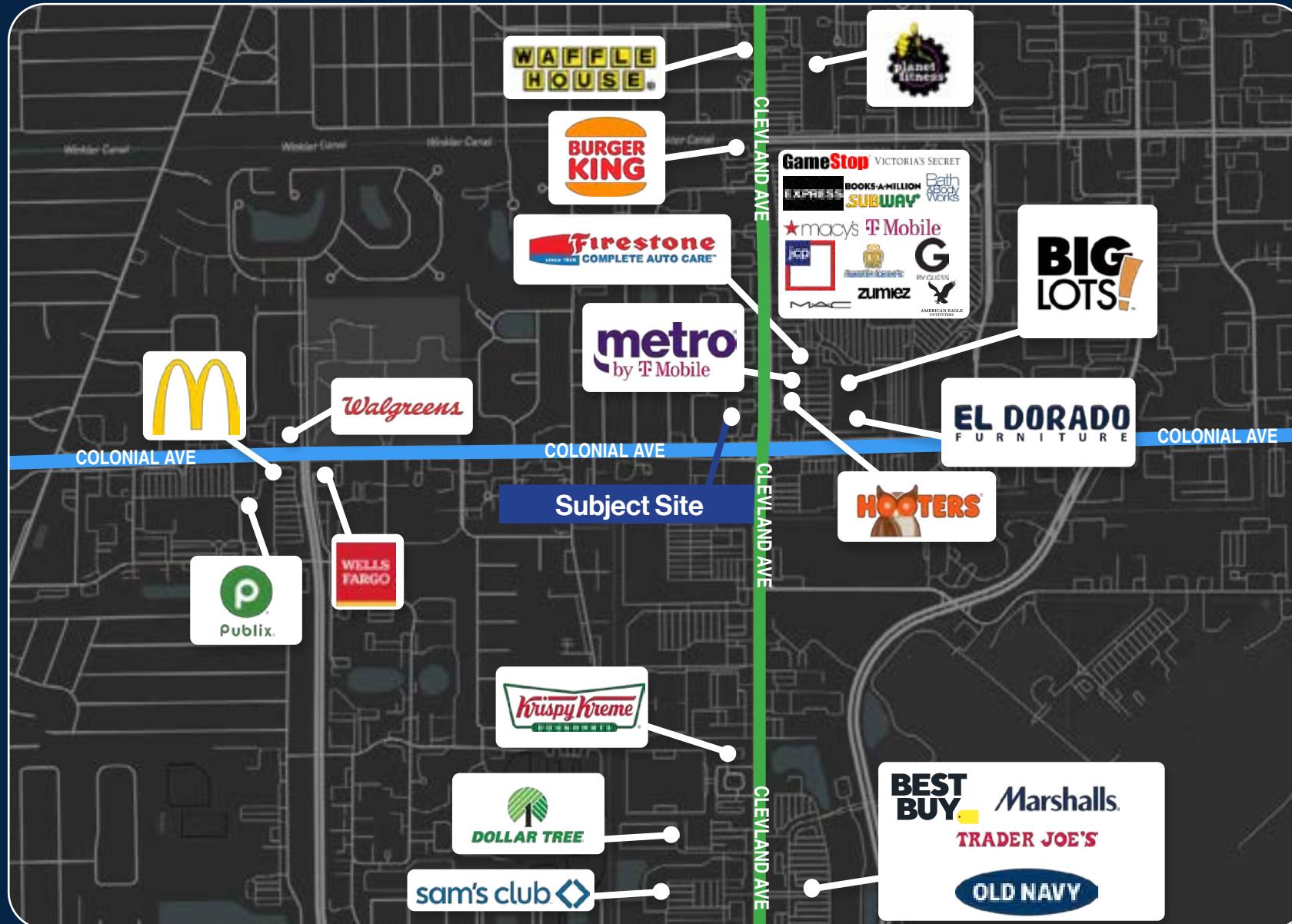


# INTERIOR PHOTOS





# RETAIL MAP





Located in one of the busiest retail sections of Fort Myers and sitting on a hard corner of Cleveland Ave & Colonia Blvd this property features exceptional visibility to a total of over 96,000 average annual daily traffic (AADT).

Conveniently located directly across the Edison Mall and surrounded by an array of national tenants such as Wawa, Hooters, Krispy Kreme, Starbucks, Best Buy, Old Navy, Macy's and RoomsToGo. Fort Myers is the country's fifth hottest commercial real estate metro market, according to the National Association of Realtor's Commercial Real Estate Metro Market Conditions Index for the first quarter of 2022.



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