

Entire ±37,960 SF Building For Lease
Medical | Institutional | Educational | Corporate Facility



2531 Cleveland Ave

Fort Myers, FL 33901

Custom Interior Build Out

216 Parking Spaces | 2.79 AC | 38,000 AADT

Conceptual renderings for illustrative purposes only. Final build-out subject to ongoing renovations.

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Property Features



Custom Interior Build Out
±37,960 SF Building
2.79 AC



±450' of frontage on US 41
AADT - 38,000



Ample parking - 216 spaces



Strategically located near downtown Fort Myers
and the midtown redevelopment corridor



Former Medical Facility
Ideal for medical, institutional, educational, or
corporate uses



Property Description

2531 Cleveland Avenue is undergoing a significant renovation, including new exterior paint, parking lot improvements, refreshed landscaping and additional site enhancements. The Landlord will also provide a customized interior build out designed around the needs of the selected tenant.

Located along Cleveland Avenue (US 41), the ±37,960 SF property offers ±450 feet of frontage, 216 parking spaces and excellent access to Lee Memorial Hospital, Downtown Fort Myers, Midtown and surrounding government and business centers. Ideal for medical, institutional, educational, corporate, and professional office users.

RBA	± 37,960 SF
Property Type	Office
Stories	Two
Year Built	1981
Renovated	2000
Property Improvements	Currently underway
Parking	216 spaces
Rate	Call for rate
Zoning	CI - Commercial Intensive



First Floor



- 12,396 SF
- Custom Interior Build Out
- Stairs
- Elevator

Second Floor



- 18,846 SF
- Custom Interior Build Out
- Stairs
- Elevator

37,960 SF Gross Leaseable Area

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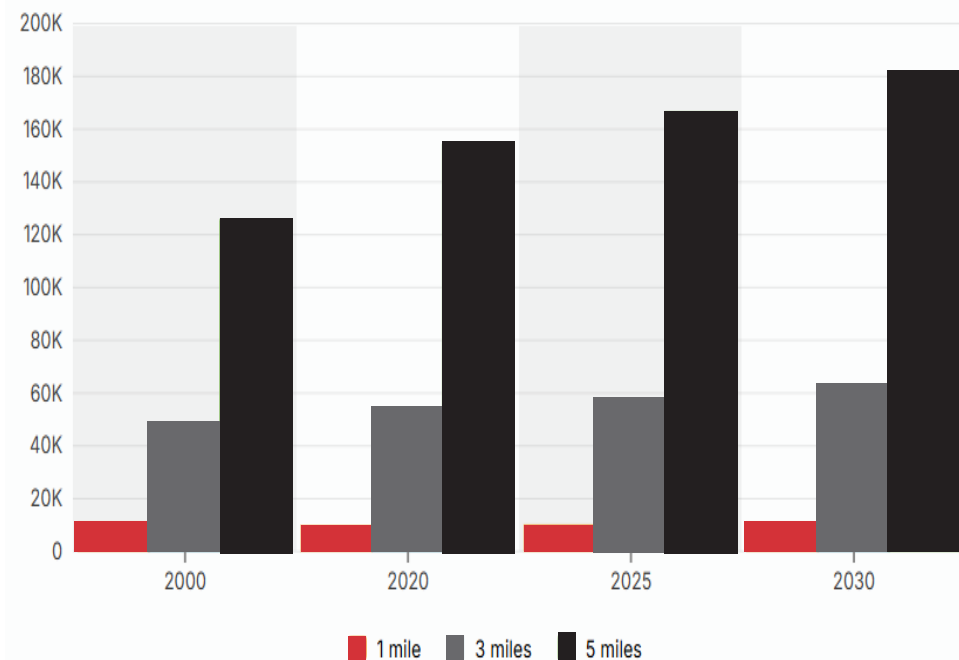


- Strategic location surrounded by major healthcare providers, government offices, and a diverse mix of amenities.
- Established medical presence supports healthcare and medical office users.
- Strong daytime population generated by nearby city and county government offices.
- Continued investment throughout the surrounding area driving growth and development.
- Ideal for medical, institutional, educational, and corporate users.

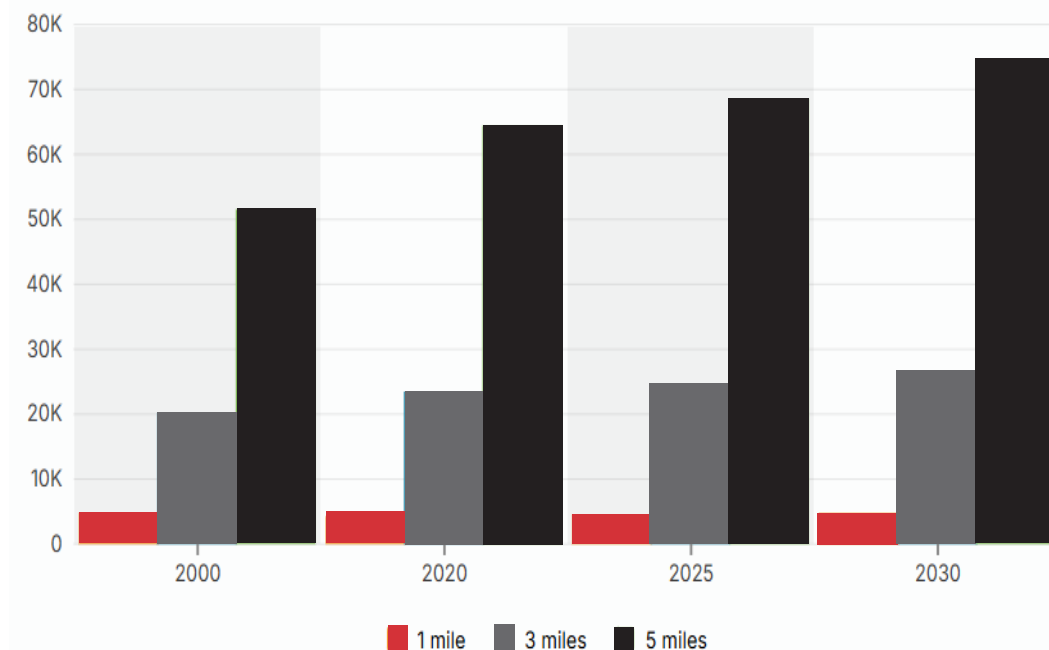
Demographics	1-Mile	3-Miles	5-Miles
Population	9,696	57,416	165,994
Annual Growth '25-'30	1.7%	1.8%	1.9%
Households	4,186	24,337	68,291
AVG. HH Income	\$71,374	\$78,277	\$81,809

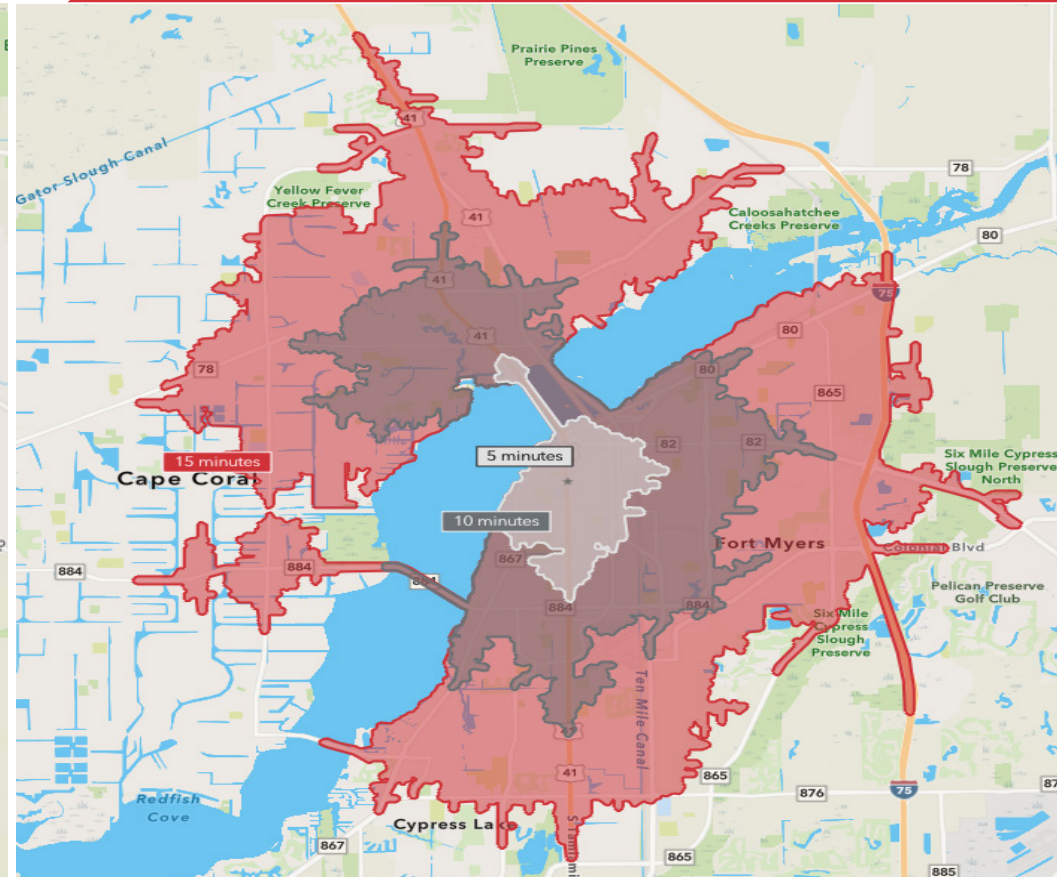
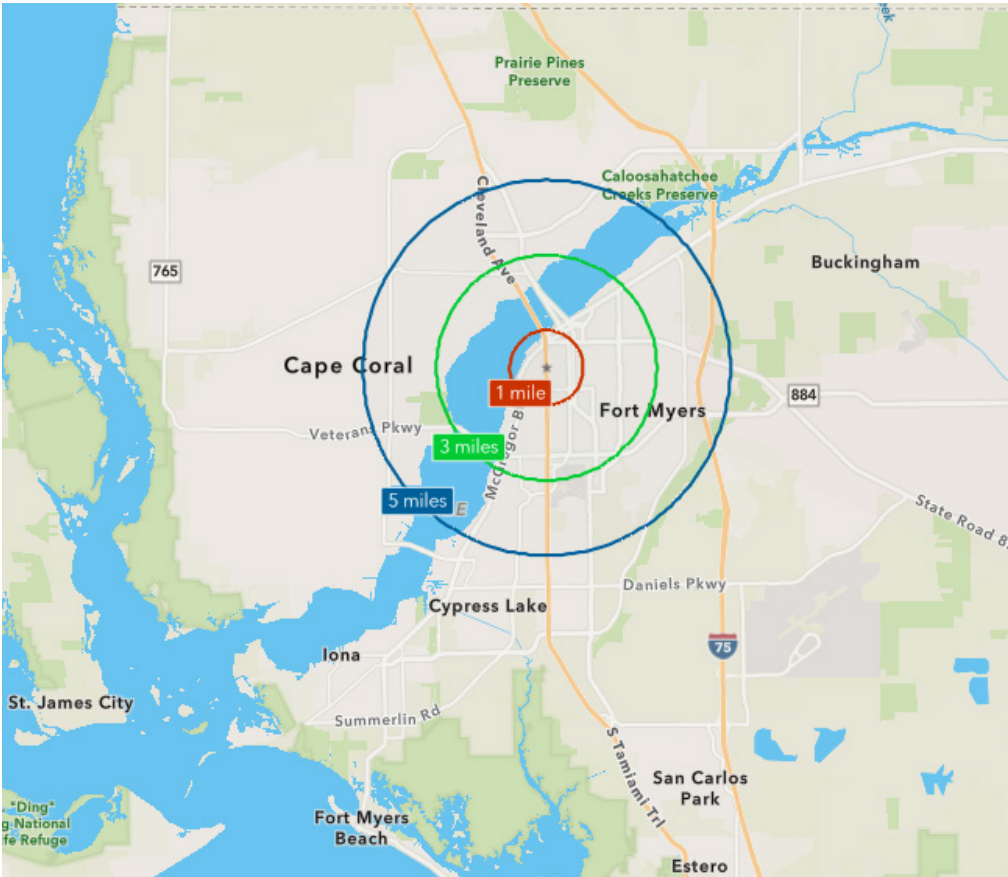
Healthcare Demographics	5-Miles
Population Age 65+	21.9%
Medicare Population 65+	13,285
Medical Care Annual Expenditure	\$2,344

Population

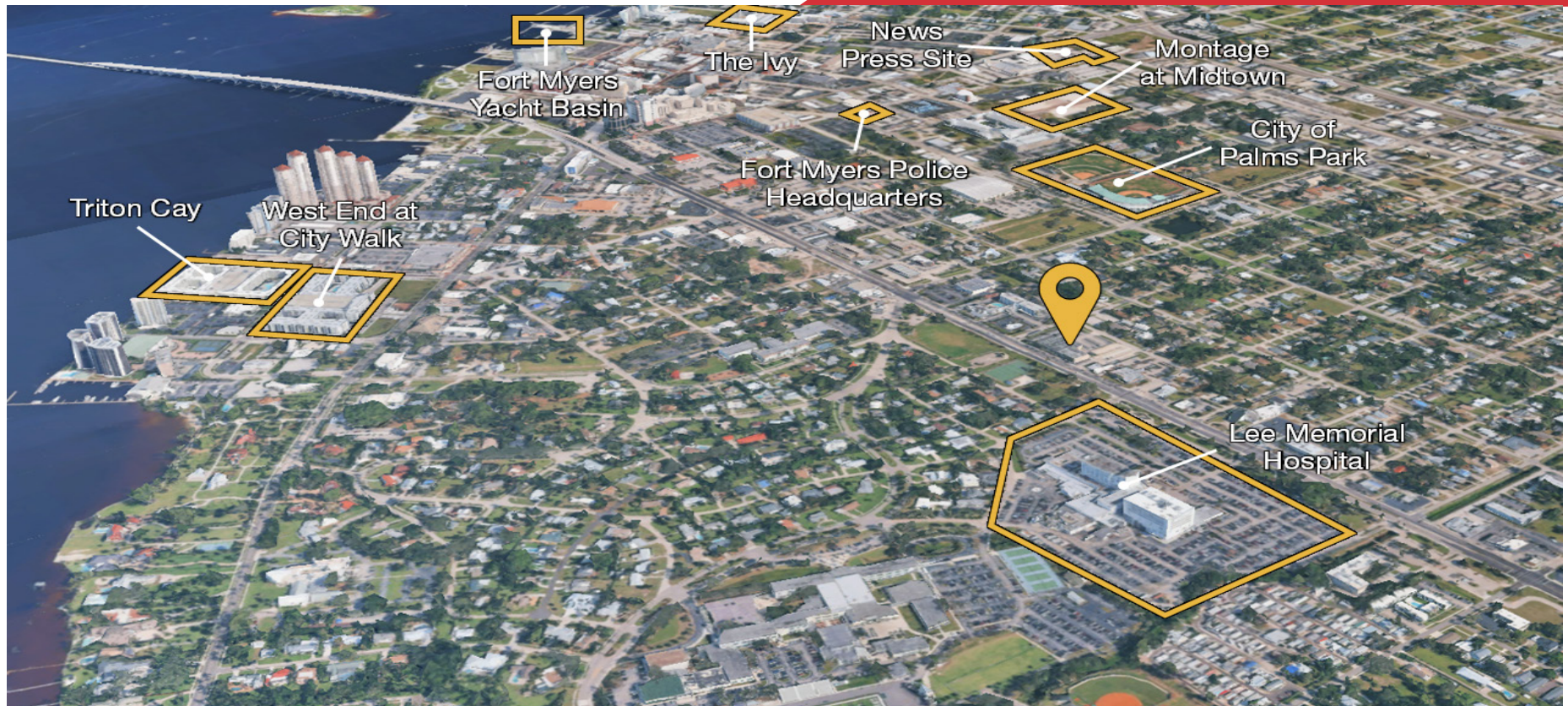


Households



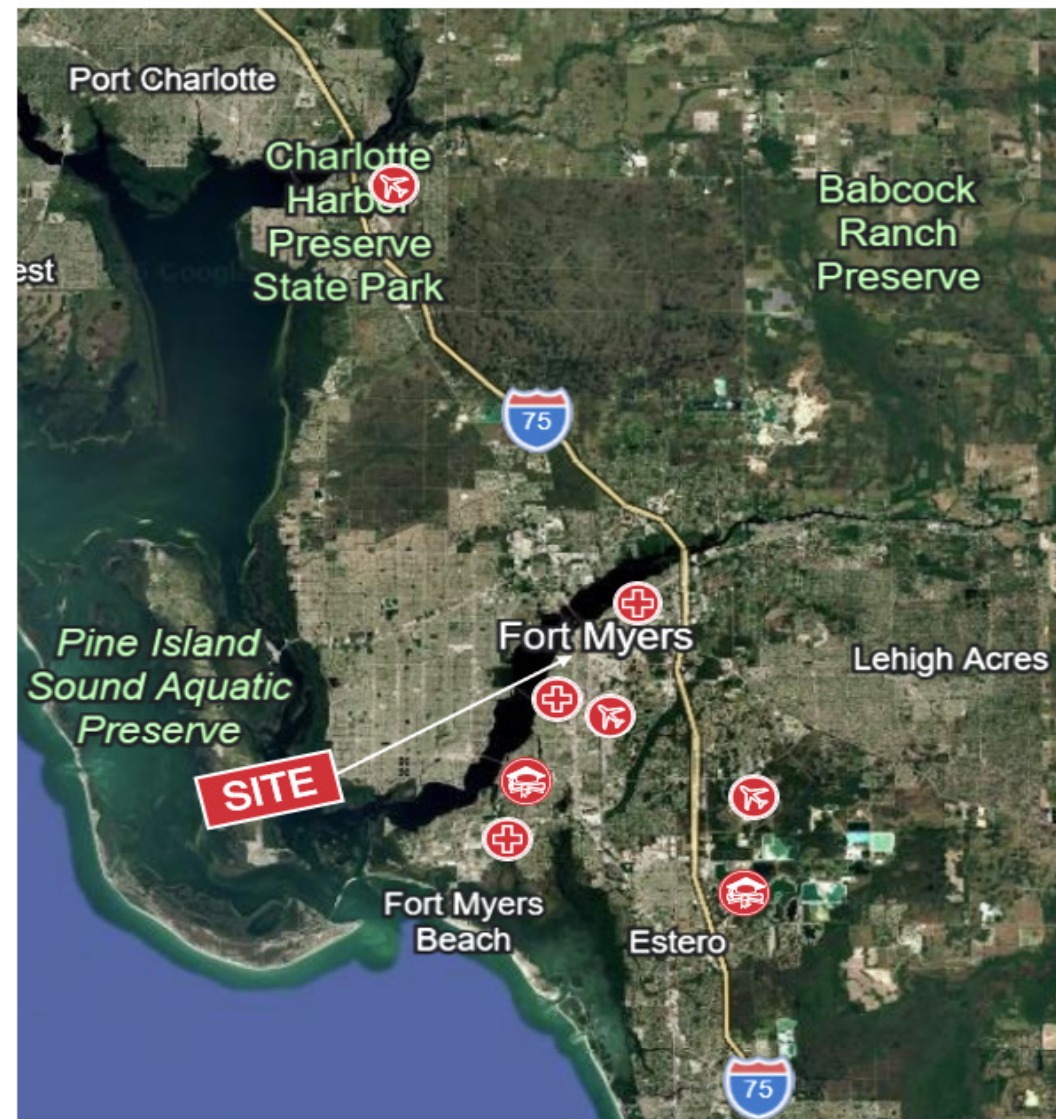


- Easily reached from Downtown Fort Myers, Cape Coral, North Fort Myers, Cypress Lake, Charlotte County, and surrounding communities within a 5- to 15-minute drive.
- Convenient access to major residential neighborhoods, employment centers, healthcare facilities, government offices, and retail destinations.
- Accessible and convenient for employees, patients, and visitors.
- Well positioned to benefit from continued growth and connectivity between Downtown Fort Myers and Midtown.
- Located within one of Southwest Florida's most active and growing population centers.



Downtown and Midtown Fort Myers are experiencing unprecedented growth, with \$6+ billion in planned redevelopment and up to \$10 billion in projected investment over the next decade.

- **Multifamily:** Montage at Midtown - 321 Unit multi-family apartment
- **Existing multifamily:** West End at City walk, Triton Cay, The Ivy
- **City Development:** New Fort Myers Police Headquarters
- **Healthcare:** Lee Memorial Hospital Redevelopment
- **Recreation & Waterfront Redevelopment:** City of Palms Park, Fort Myers Yacht Basin
- **Mixed-use redevelopment:** News-Press Site



Major Airports

- Page Field (FMY): ± 9 Minutes
- Southwest Florida International Airport (RSW): ± 25 Minutes
- Punta Gorda Airport (PGD): ± 35 Minutes

Healthcare

- Lee Memorial Hospital: ± 3 Minutes
- Gulf Coast Medical Center: ± 20 Minutes
- HealthPark Medical Center: ± 25 Minutes

Education

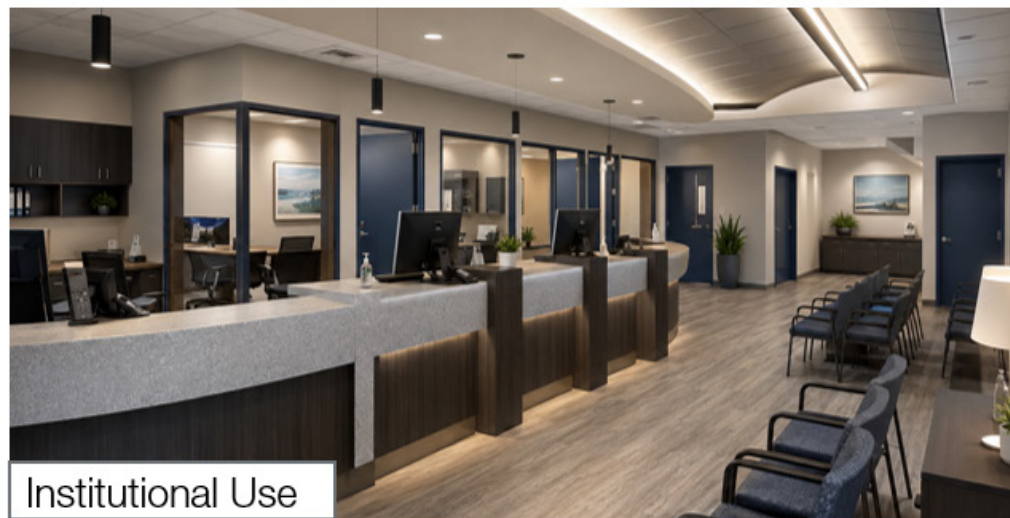
- Florida SouthWestern State College: ± 15 Minutes
- Florida Gulf Coast University: ± 30 Minutes

Major Destinations

- Downtown Fort Myers: ± 5 Minutes
- Cape Coral: ± 20 Minutes
- Fort Myers Beach: ± 30 Minutes

Major Highways

- I-75
- US-41 (Property Frontage)
- Colonial Blvd
- Daniels Pkwy



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