

Property Analysis:

**14500 & 14520 N Cleveland Ave,
North Fort Myers**



Parcel Details & Zoning Information

14500 N Cleveland Ave

- Parcel ID: 03-44-24-02-00000.0610
- Lot Size: Approximately 57,077 sq ft (1.31 acres)
- Current Use: Unimproved Land
- Zoning Designation: CS (Commercial Service)

14520 N Cleveland Ave

- Parcel ID: 03-44-24-02-00000.0590
- Lot Size: Approximately 38,462 sq ft (0.88 acres)
- Current Use: Unimproved Land
- Zoning Designation: CS (Commercial Service)

Action Required: Verify the exact parcel details, boundaries, and zoning designation for 14520 N Cleveland Ave through Lee County property records or zoning office to confirm total developable area.



CS Zoning Overview

The Commercial Service (CS) zoning designation in Lee County provides substantial flexibility for development. This classification is designed to accommodate a wide range of commercial activities that serve both local residents and the broader community. Properties with CS zoning typically enjoy good visibility and access, making them valuable for businesses that rely on customer traffic and convenience.

The combined properties potentially represent between 1.3-2.6 acres of developable commercial land on a high-traffic corridor, offering significant value for various commercial enterprises.

Development Potential Under CS Zoning

Permitted Uses

- Retail shops and commercial centers
- Professional and medical offices
- Medical/dental clinics
- Financial institutions
- Restaurants (without drive-thru)
- Personal service businesses

Conditional Uses

- Gas stations and fuel centers
- Car wash facilities
- Drive-thru establishments
- Coffee shops with pick-up lanes
- Limited light industrial spaces
- Flex office/warehouse facilities

Development Parameters

- Floor Area Ratio (FAR): 0.5-1.0
- Maximum building height: 35-45 feet
- Site coverage: ~70% impervious surface
- Required stormwater retention
- Setbacks and parking per Lee County Code

Optimal Development Options

1

Office Complex

Leverage the existing office designation to develop a multi-tenant professional or medical office complex, capitalizing on the growing healthcare sector in Southwest Florida.

1

Drive-Thru Establishment

Develop a drive-thru coffee shop, bank branch, or fast-casual restaurant, subject to meeting traffic management and buffer requirements.

2

Retail Strip Center

Develop a retail center anchored by a café, bank branch, or dental office with smaller inline spaces for service businesses that benefit from the high-traffic location.

2

Light Auto Service

Establish an oil change facility, tire shop, or similar auto-related service business through conditional use approval.

3

Mixed-Use Flex Building

Create a versatile structure combining office spaces with light retail, maximizing leasing potential across different market segments.

3

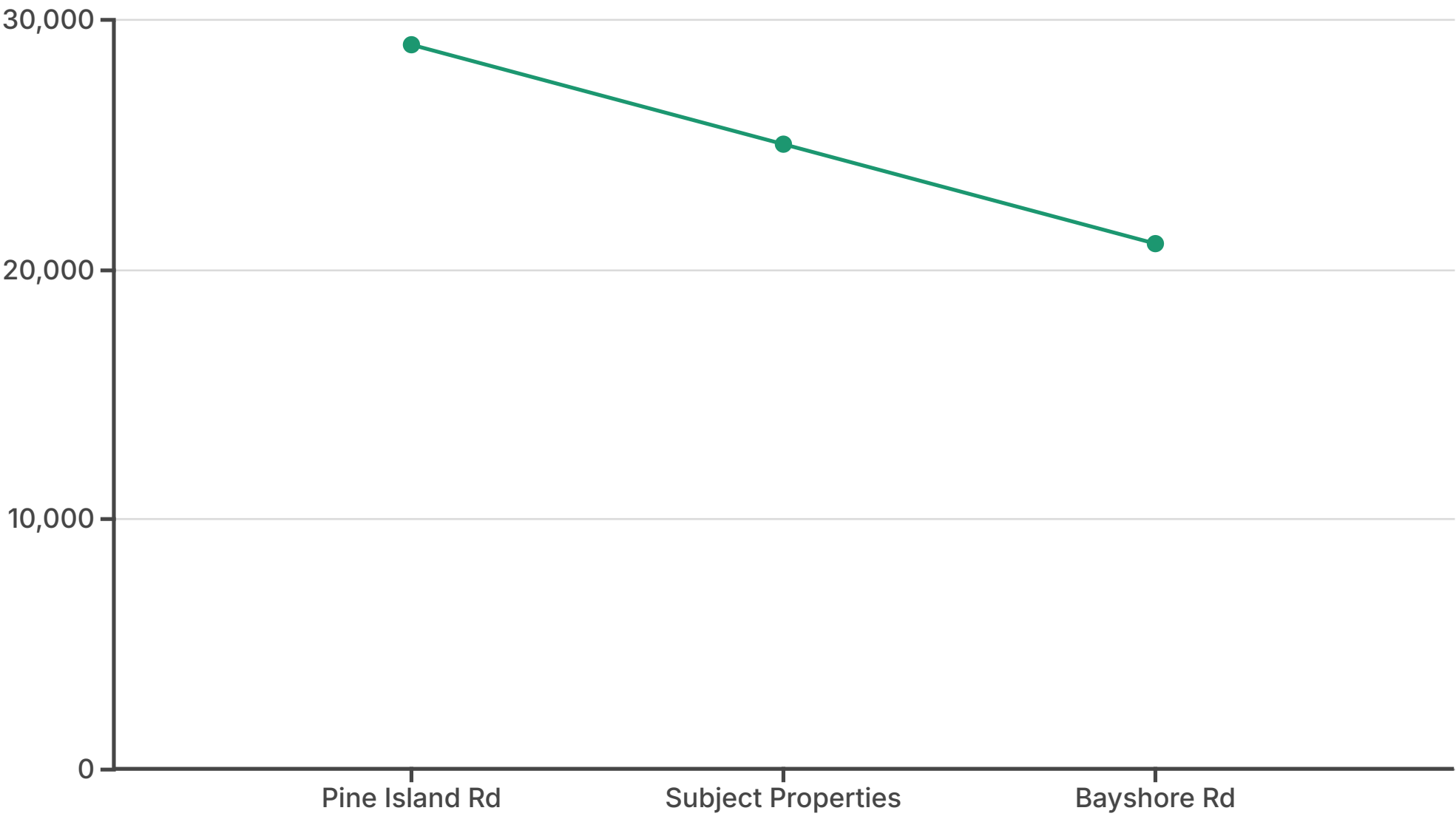
Adaptive Reuse

Renovate the existing structure or combine both lots to create a larger development footprint for more extensive commercial operations.

The CS zoning designation provides excellent flexibility for a range of commercial enterprises. The ideal development strategy would be to leverage the high-visibility location on Cleveland Avenue while maximizing the allowable floor area ratio to create a profitable commercial project.

Traffic Counts & Site Visibility Analysis

Cleveland Avenue (State Road 41) represents one of Lee County's primary arterial roadways, connecting North Fort Myers with Fort Myers proper and serving as a critical north-south transportation corridor. The strategic location of these properties provides exceptional visibility to thousands of daily commuters and potential customers.



Traffic Analysis Insights

Annual Average Daily Traffic (AADT)

Based on comparable FDOT data for similar segments of Cleveland Avenue, the subject properties likely experience between 20,000-30,000 vehicles passing daily. This high volume creates excellent exposure for businesses that rely on visibility and impulse visits.

Traffic Pattern Implications

The northbound afternoon commuter traffic provides particularly strong visibility as drivers head from Fort Myers toward North Fort Myers and Cape Coral. This pattern supports businesses targeting evening customers, such as restaurants, convenience stores, or service-oriented businesses.

Site Access Considerations

Properties on high-traffic corridors like Cleveland Avenue require careful ingress/egress planning. Right-in/right-out access points might be required by FDOT, potentially influencing the types of businesses that would thrive at this location.

Action Item: To obtain precise traffic data, request the latest FDOT District 1 Annual Average Daily Traffic (AADT) maps specifically for the segment between Pine Island Road and Bayshore Road. This information will be valuable for potential buyers evaluating the site for traffic-dependent businesses.

Utilities & Infrastructure Assessment

Available Utility Services

Utility Type	Provider	Status
Water & Sewer	Lee County Utilities	Available along Cleveland Ave
Electricity	Lee County Electric Cooperative	Service in place
Telecommunications	Comcast, AT&T	Commercial-grade available
Natural Gas	TECO Peoples Gas	Availability to be confirmed
Stormwater	Lee County	On-site retention required

The properties benefit from full access to essential commercial utilities, a significant advantage for development. The presence of county water and sewer services eliminates the need for costly septic and well systems, making the properties suitable for water-intensive businesses like restaurants or medical offices.

Infrastructure Considerations

- **Water/Sewer Capacity:** Lee County Utilities likely has adequate capacity in this established commercial corridor, but line sizes and connection points should be verified for specific development plans.
- **Power Infrastructure:** Lee County Electric Cooperative provides reliable service to the area. Three-phase power is likely available, which is essential for certain commercial operations.
- **Telecommunications:** High-speed internet and business-class telecommunications services are available through multiple providers, supporting modern business requirements.
- **Road Infrastructure:** Cleveland Avenue is a well-maintained state road with sidewalks and drainage systems in place.

Action Required: Contact each utility provider to confirm capacity, connection requirements, and potential impact fees for various development scenarios. This information will be crucial for accurate development cost projections.

Environmental Considerations & Constraints



Initial Assessment

No wetland overlays were identified in the available commercial listings, suggesting minimal environmental constraints. However, this is not definitive without proper environmental studies.



Required Due Diligence

Professional wetland delineation study is needed to officially determine the presence of any jurisdictional wetlands. The National Wetlands Inventory (USFWS) should be consulted for preliminary wetland mapping.



Flood Zone Verification

FEMA flood zone maps must be checked as properties near river corridors in Lee County often fall into AE or X zones, potentially affecting development costs and insurance requirements.



Environmental Report

A Phase I Environmental Site Assessment is recommended to identify any potential contamination issues, particularly important for properties on major commercial corridors with potential historic uses.

Development Impact Considerations

Stormwater Management

Lee County regulations typically require on-site stormwater retention facilities to manage runoff from impervious surfaces. With approximately 70% allowable impervious coverage, roughly 30% of the site may need to be allocated for water management features, potentially including:

- Retention ponds or basins
- Underground storage systems
- Pervious pavement options
- Bioswales or rain gardens

Tree Preservation

Lee County has tree preservation ordinances that may require:

- Inventory of existing significant trees
- Protection of certain native species
- Replacement requirements if trees are removed
- Landscape buffers along property boundaries

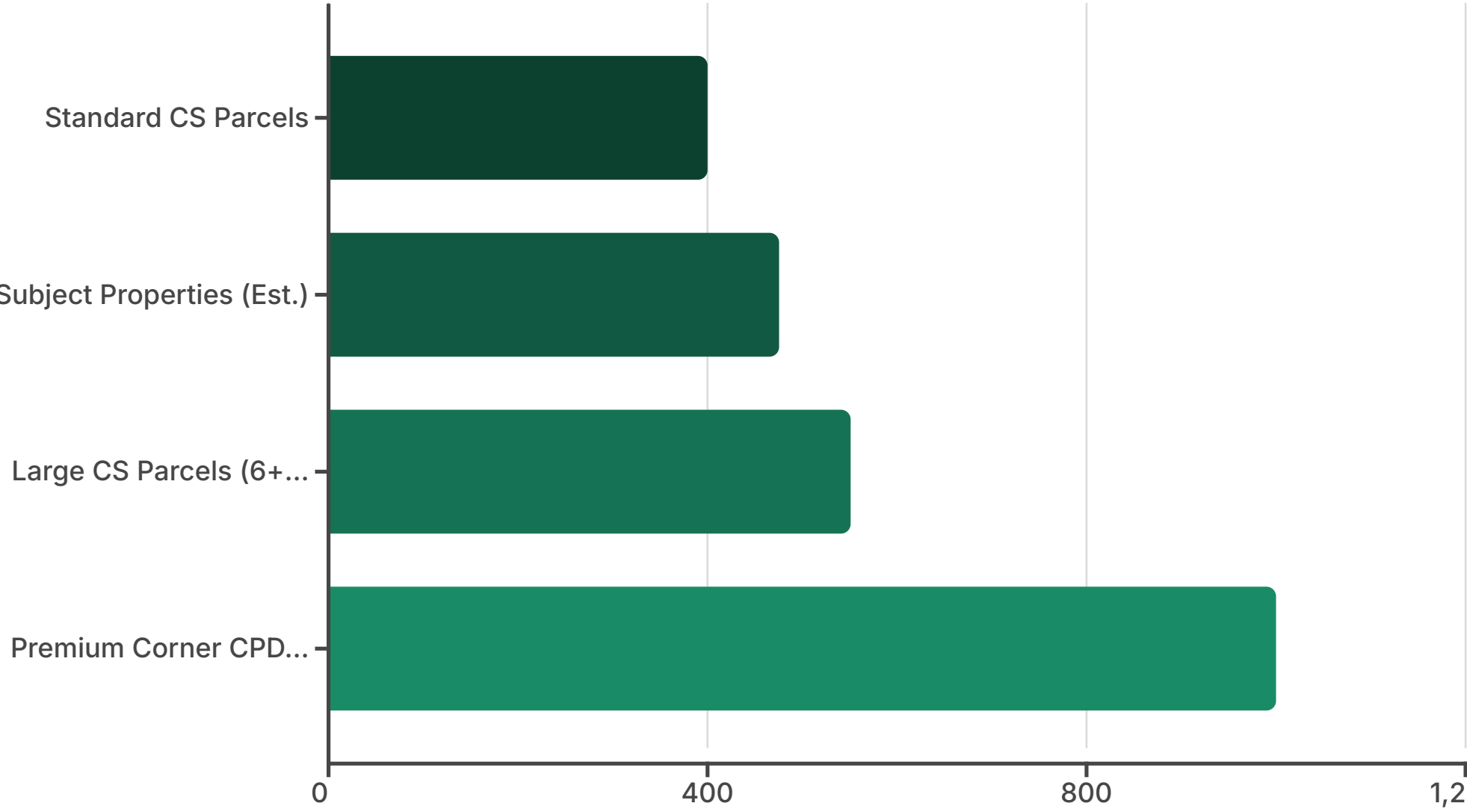
A preliminary site assessment indicates the property likely has some mature vegetation that could affect site design or require mitigation during development.

Environmental constraints, while potentially limiting, can also create opportunities for distinctive site design that integrates natural features. Properties with well-designed stormwater features and preserved vegetation often command premium leasing rates from environmentally conscious tenants.

Market Comparables & Property Valuation

1	<div>14740 N Cleveland Ave</div> <ul style="list-style-type: none">Size: 1.83 acresValuation: \$489,792 (tax assessment-based)Price per acre: \$267,646
2	<div>14580 N Cleveland Ave</div> <ul style="list-style-type: none">Size: 1.83 acresListed price: \$395,000Price per acre: \$216,000
3	<div>16450 N Cleveland Ave</div> <ul style="list-style-type: none">Size: 6.33 acresListed price: \$3,899,990Price per acre: \$616,000
4	<div>14710 N Cleveland Ave</div> <ul style="list-style-type: none">Size: 7.5 acresListed price: \$3,499,994Price per acre: \$467,000
5	<div>14993 N Cleveland Ave</div> <ul style="list-style-type: none">Size: 9.71 acresZoning: CPD (Commercial Planned Development)Listed price: \$10,000,000Price per acre: \$1,030,000Note: Premium corner location at Pine Island Rd and Fully Approved CPD

Valuation Analysis for Subject Properties



Value Proposition

Based on market comparables, the subject properties at 14500 & 14520 N Cleveland Ave would likely command a **price between \$440,000-\$522,500 per acre**, depending on total acreage, frontage quality, and confirmed absence of development constraints.

The location south of Pine Island Road places these properties in a valuable commercial corridor, though not commanding the premium prices seen at major intersections with CPD zoning. The standard CS zoning still provides excellent development flexibility, making these parcels attractive to a wide range of commercial developers and investors.