



#1 Location in SW Florida!



Accelerating success.

NNN Investment Opportunity

4904 S Cleveland Avenue | Fort Myers, FL



\$4,550,000

List Price

4.75%

Cap Rate

Contact:

Ron Schultz

Executive Vice President
Retail Investment Services
+1 727 488 3030
ron.schultz@colliers.com

4830 W. Kennedy Blvd., Suite 300
Tampa, FL 33609
P: +1 813 221 2290
colliers.com

Colliers, represented by Executive Vice President Ron Schultz, is excited to present the sale of a premier retail investment at 4904 S Cleveland Ave, Fort Myers, FL, leased to Krispy Kreme Doughnut Corporation...

Corporate Guarantor: Krispy Kreme, an iconic and globally recognized brand, secures this lease. With Krispy Kreme Doughnut Corporation, investors can trust in the strength and stability of the tenant...

Prime Location: Nestled in one of Fort Myers' most affluent submarkets, the property benefits from an average household income of \$81,736 within a 3-mile radius and a thriving daytime population of over 100,000.

High-Performing Store: Among the Krispy Kreme locations on the Gulf Coast, this site ranks an impressive 2nd in customer visits, drawing 253,785 annual visits. With 53,000 vehicles per day passing by on S Cleveland Ave, the store enjoys unmatched visibility...

This property is not just another net lease—it's a rare opportunity to own a top-performing Krispy Kreme in one of Florida's hottest markets, backed by a tenant with a legacy of reliability and corporate strength.

Call Ron Schultz for more information at 727.488.3030

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For Sale

Executive Summary

5-Mile Demographics



162k
Residential
Population
2023



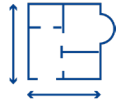
214k
Daytime
Population
2023



\$89k
Average
Household
Income



4904 S Cleveland Avenue
Fort Myers, FL 33907



3,227±
Square Feet



NNN
Lease



1.10±
Acres



\$216,300
NOI



53,000±
AADT on
US 41



Top Location
in Florida based on
of visits (Placer.ai)



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Surrounding Retail

