

FOR
SALE

PAPA JOHNS

3412 CLEVELAND AVENUE, FORT MYERS, FL 33901

GREAT INVESTMENT OPPORTUNITY



EXCLUSIVE LISTING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

John Heretakis
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Property Overview

HIGHLIGHTS

- **New 15-Year Lease:** Sale-leaseback structure with a freshly executed 15-year lease, demonstrating long-term tenant commitment
- **Experienced Operator:** Coastal City Pizza LLC is led by Wade Oney, who operates 100+ units across multiple restaurant concepts
- **Strong Market Growth:** US-41 corridor continues to expand, with 1,000+ multifamily units under development from Downtown Fort Myers to Edison Mall
- **High Traffic Exposure:** Approximately 42,000 vehicles per day

DEMOGRAPHICS

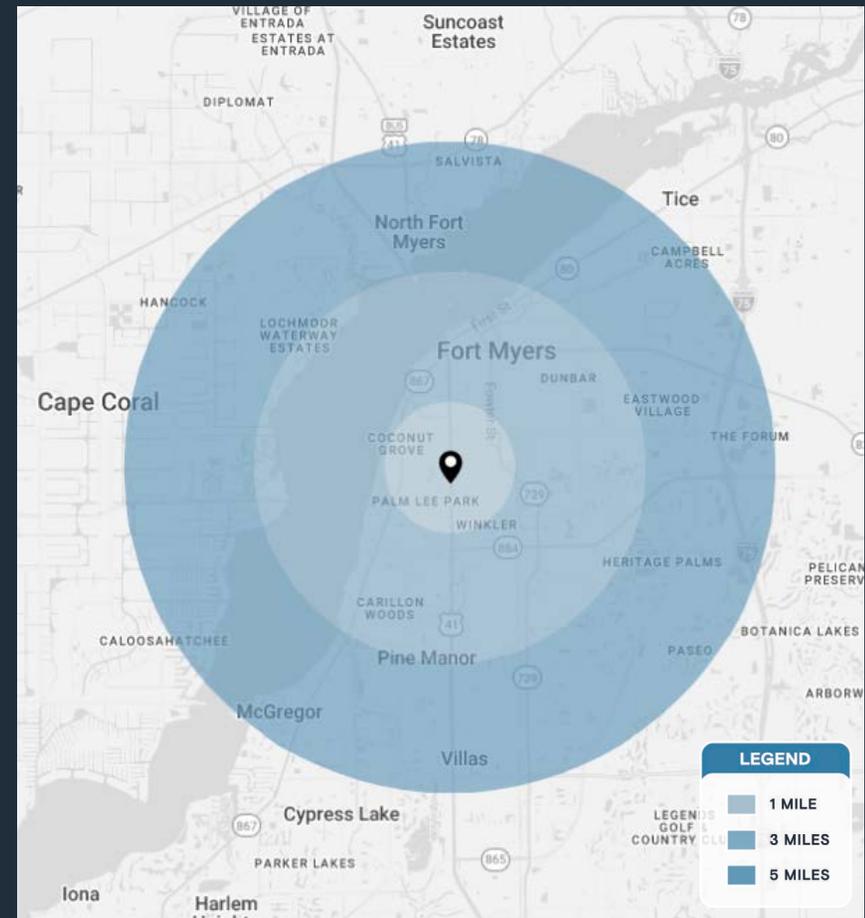
	1 MILE	3 MILES	5 MILES
POPULATION	11,736	59,130	168,886
HOUSEHOLDS	4,758	24,913	72,017
EMPLOYEES	6,253	45,565	90,530
AVERAGE HH INCOME	\$93,182	\$96,703	\$98,678

PROPERTY SPECIFICATIONS

Tenant:	Papa Johns
Property Address:	3412 Cleveland Ave, Fort Myers
Lot Size:	0.36
Building Size:	1,220 SF
Parking:	24 stalls

LEASE STRUCTURE (SALE-LEASEBACK)

Lease Type:	NNN
Lease Term:	15 years
Options:	3 (5) year options
NOI:	\$39,040
Escalations:	10% every 5 years
Price:	\$709,818 (5.5%)
Franchisee/Operator:	Coastal City Pizza, LLC





DOLLAR GENERAL

DR MARTIN LUTHER KING JR BOULEVARD - 40,500 AADT

Publix

LEE MEMORIAL HOSPITAL
414 BEDS

FORT MYERS HIGH SCHOOL
1,850 STUDENTS

41

CLEVELAND AVENUE - 45,500 AADT

DOLLAR GENERAL

SITE

dds save a lot
DISCOUNTS FAMILY DOLLAR

V S SHOEMAKER BOULEVARD - 14,800 AADT

Walmart

ALDI

FLOOR DECOR Bravo

EDISON MALL

BAM! JCPenney
BOOKS-A-MILLION Dillard's macy's
The Style of Your Life.

Gordon FOOD SERVICE

CYPRESS WOODS
BJ's Burlington
bealls Bealls Florida
ULTA TJ-MAXX

Publix

COLONIAL BOULEVARD - 58,500 AADT

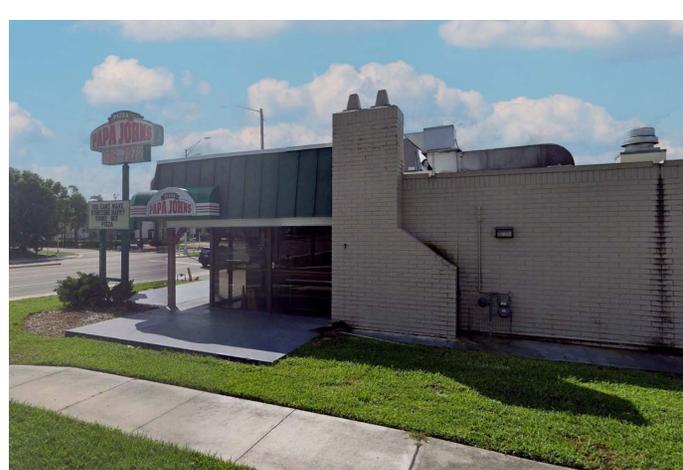
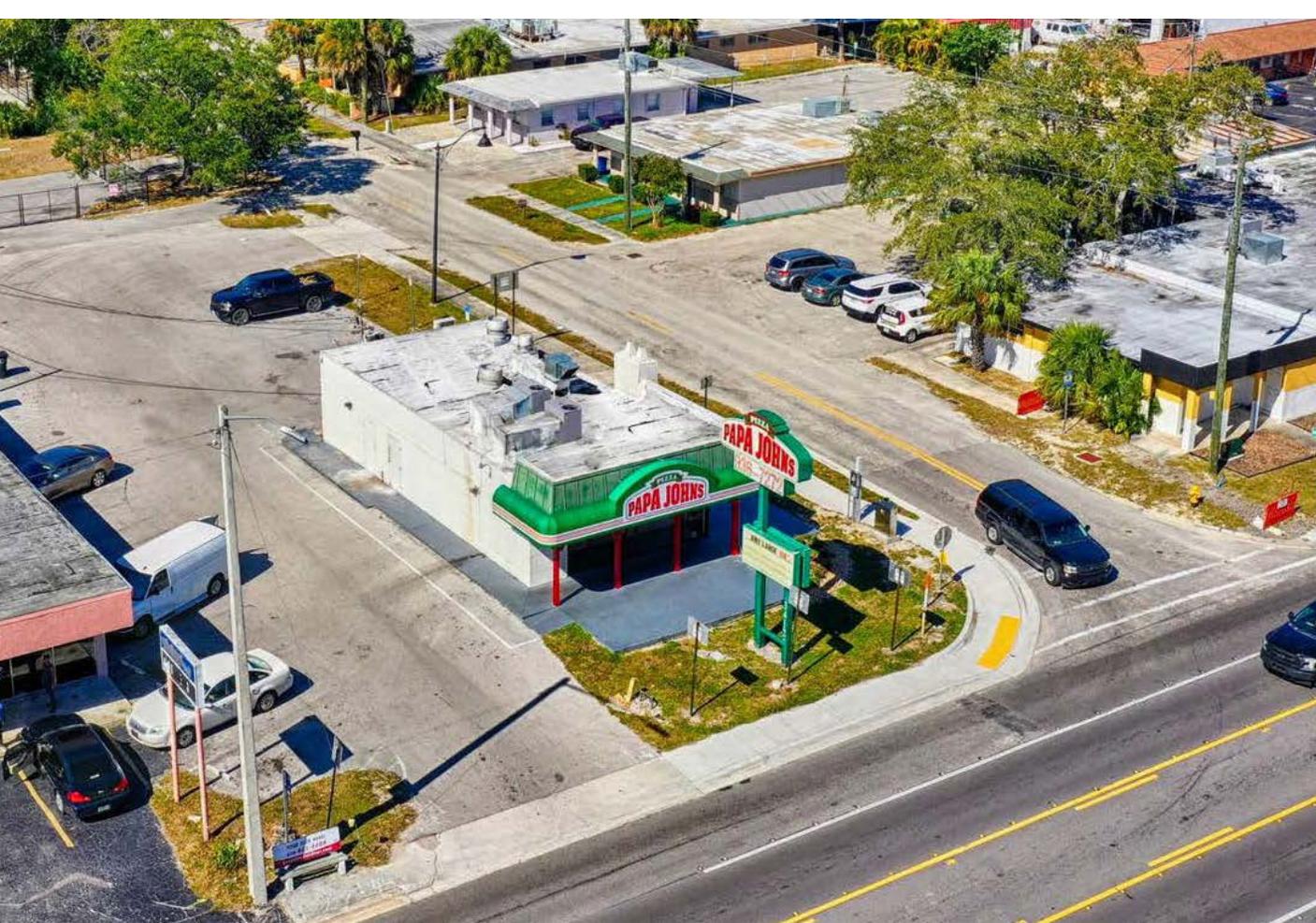
Burlington FAMILY DOLLAR

PAGE FIELD COMMONS
DICK'S SPORTING GOODS BEST BUY OLD NAVY
Marshalls five BELOW PETSMART ROSS DRESS FOR LESS
TRADER JOE'S

PAGE FIELD

sam's club





Wade Oney is an accomplished leader in the restaurant and pizza space with more than 43 years of experience.

Early in his career, Wade worked his way up from a manager at Dominos to overseeing all of U.S. operations for the brand. In 1992, he joined Papa Johns as Regional Vice President and from 1994-2000, he helped grow the brand from 160 to 2,000 locations as Chief Operations Officer. Following this time, Wade became a franchisee with Papa Johns in Florida. His first location opened in 1993 and today, he owns a total of 140 Papa Johns restaurants.

Team Oney Brands is a market leader in franchisee QSR operations. With over 140 Papa Johns, 8 Qdoba Mexican Eats and 14 Topper's Craft Creamy locations throughout Central and South Florida and over 29 years of Papa Johns franchisee operating experience; Team Oney Brands has established itself as one of the top Papa Johns franchisees in the system.



140+

PAPA JOHNS LOCATIONS



\$1B

NATIONAL BRAND





Contact Broker

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