

FOR SALE – RETAIL COMMERCIAL
14531 N. Cleveland Ave.
N. Ft. Myers, FL 33903



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PROPERTY INFORMATION

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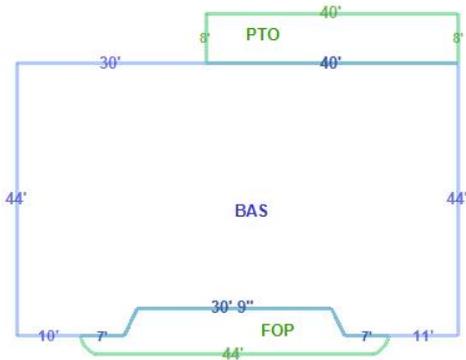
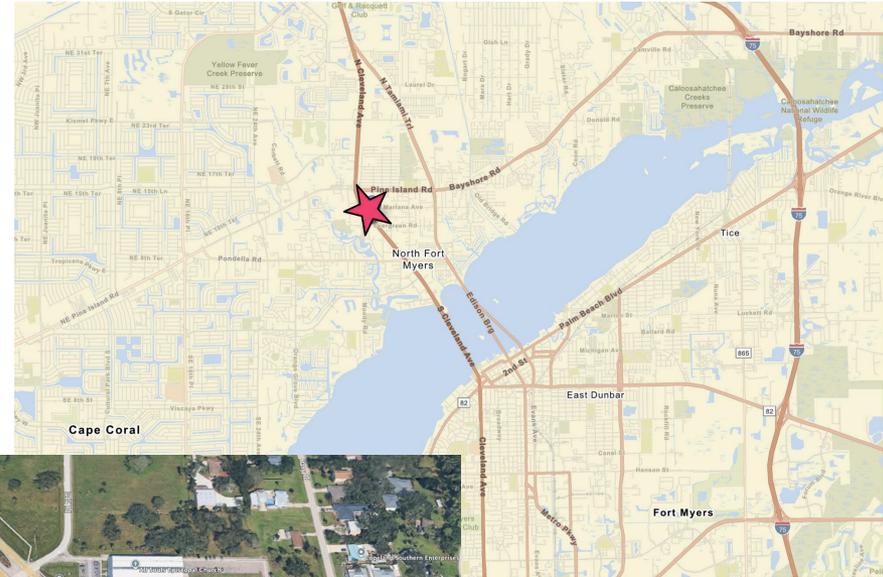
Sale Price: \$2,727,170

Building Size: 3,542± Sq Ft (Includes Finished Open Porch & Patio)

Year Built: 1986

Parcels: 5.85± acres

Zoning: CPD | Commercial Planned Development



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Property Highlights

1. Centrally located to service the Cape Coral, North Fort Myers and the downtown Fort Myers markets, the property is designed and permitted to support highway retail commercial display and leasing and open and enclosed storage.
2. The property's primary access is via North Cleveland Ave, a State maintained 4-lane divided arterial operating at Level of Service C and with ample roadway traffic capacity; 2023 Average Daily Trips @ 44,900 (N. Key Dr.).
3. Excellent site access and visibility is gained by the site's 445-ft +/- North Cleveland Ave frontage.
4. The 5.85 acre asset features two North Cleveland Ave access connections; full access turning movements are provided at the US 41/Evergreen Road intersection.
5. The asset enjoys the highest and best Future Intensive Development Land Use designation - "*Mixed use developments of high-density residential, commercial, limited light industrial, and office uses are encouraged to be developed.*"; maximum building height is 135-ft (see Lee Plan Policy 1.1.2 and LDC Table 34-2175(b)).
6. The asset features CPD zoning with highest and best uses such as Rental and Leasing Establishments, Business Services, Contractors and Builders, Administrative Offices, Vehicle and Equipment Dealers, Warehouses, Open and Closed Storage, Multi-family, Adult Living Facilities and many other uses.
7. Existing approvals and permits include the front 1.29 ac +/- parcel Commercial Planned Development Z-17-002, the rear 4.56 ac +/- parcel Commercial Planned Development Z-24-032, South Florida Water Management District ERP 36-110861-P and South Florida Water Management District Water Use Permit 36-10285-W.

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Property Highlights

1. The North Cleveland Ave. 1.29 ac parcel features an existing 3,542 sf building (2,932 heated and cooled); site is fully developed and code-compliant with central utilities, landscaping and irrigation, surface water management and paved parking and circulation areas.
2. The 5.85 acre +/- asset has available full central water (LCU), sewer (FGUA), electric and cable services and with documented development project service capacity.
3. The rear 4.56 acre site has had its on-site exotic trees cleared, and it's old, depreciated onsite storage structures demolished. The site does not contain any protected or endangered plants and animals.
4. Excellent potential for a mixed-use infill project - highway commercial in the front 1.29 acre parcel and affordable housing or ALF in the rear parcel; potential MF residential density is at 63 to 100 units (14 DUS per acre base density to maximum 22 DUS bonus density per acre, subject to CPD zoning amendment).
5. Consistent with Florida Statute 336 and Lee County Administrative Code 13-8, the asset qualifies for a petition to vacate the Judd Road ROW; a successful ROW vacation would increase the asset's overall size to an estimated 6.29 acres +/- while furthering potential density and intensity.

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ABOUT North Fort Myers, FL

- Just north of the Lee County seat situated on the banks of the Caloosahatchee River. Diverse community of urban commercial centers, commercial corridors, residential and suburban neighborhoods and rural lands. Future planning is focused on the development of its urban core while preserving rural lands and natural resources.
- The North Fort Myers community is experiencing an ongoing renaissance that includes new town center developments along North Cleveland Ave., older neighborhood transitioning into first home buyer and young family housing, landscape gateways, kayak bluejays and new retail.
- Major national residential builders are investing and building 1,000's of new single-family, attached single-family and multi-family residences in NFM, leading to the expansion of needed commercial and business services for the community.
- New NFM residential communities include D R Horton's Magnolia Landing and Coral Bay, Lennar Home's Crane Landing and Brightwater Lagoon, Taylor Morrison's new Solena community, and Del Webb's Oak Creek.
- Major new 2026 NFM commercial development projects include the 15.7 ac Home Front Hero's hotel, the 7.2 ac Port Phoenix Water Way Marina, the Cabana Cove Marina CPD, the 134.4 ac mixed use Caloosa Commons CPD/RPD, the Honc 41 17.9 ac Mixed Use Planned Development and the Pondella Holdings 6.4 ac commercial project..

North Fort Myers



Great Calusa Blueway

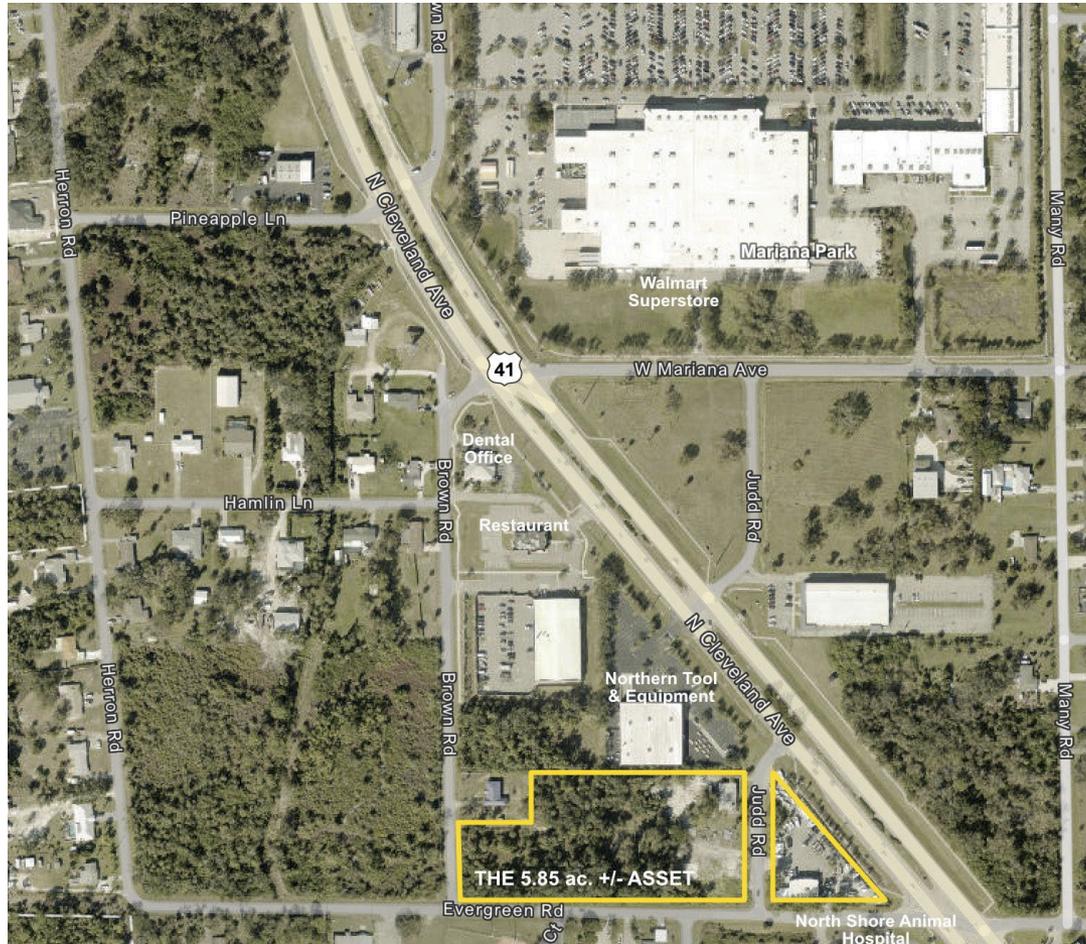


Brightwater Lagoon



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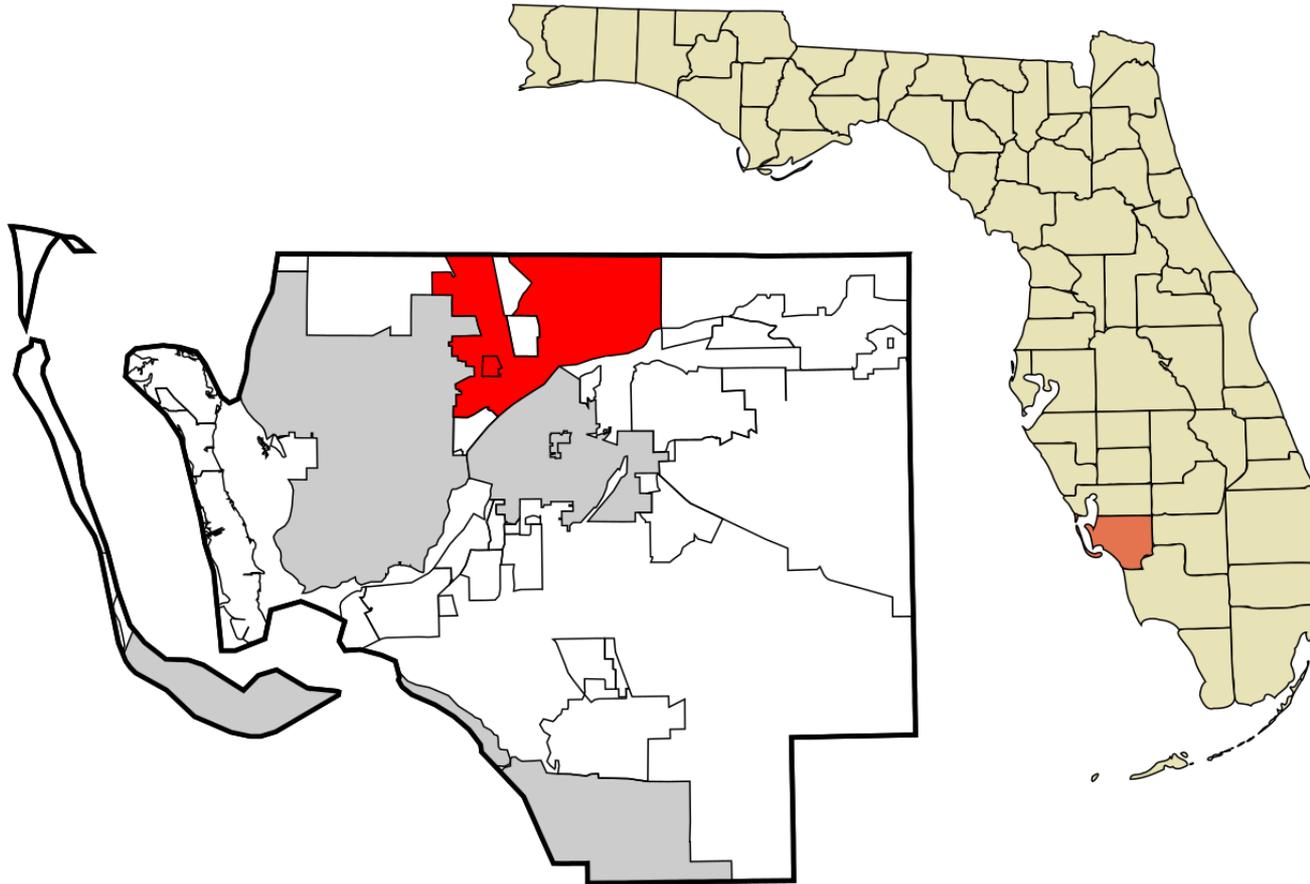
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Lee County Map | N. Fort Myers, FL



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DEMOGRAPHICS



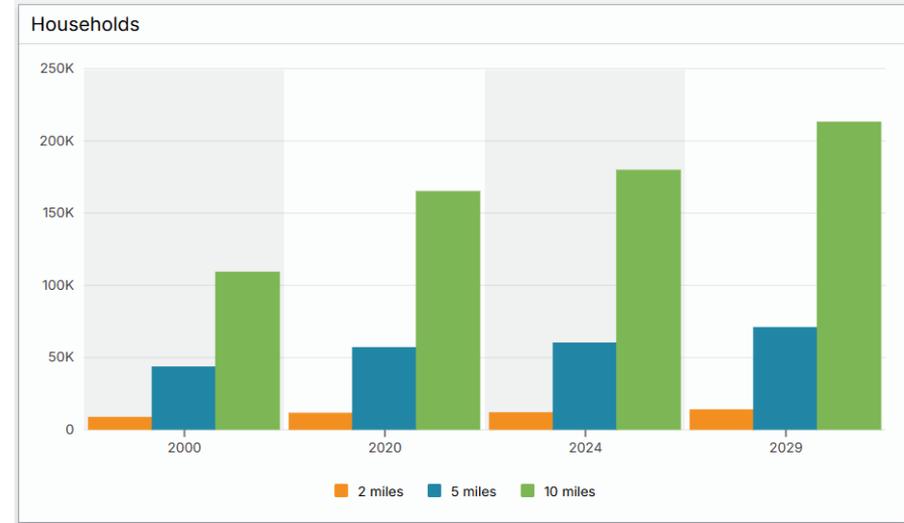
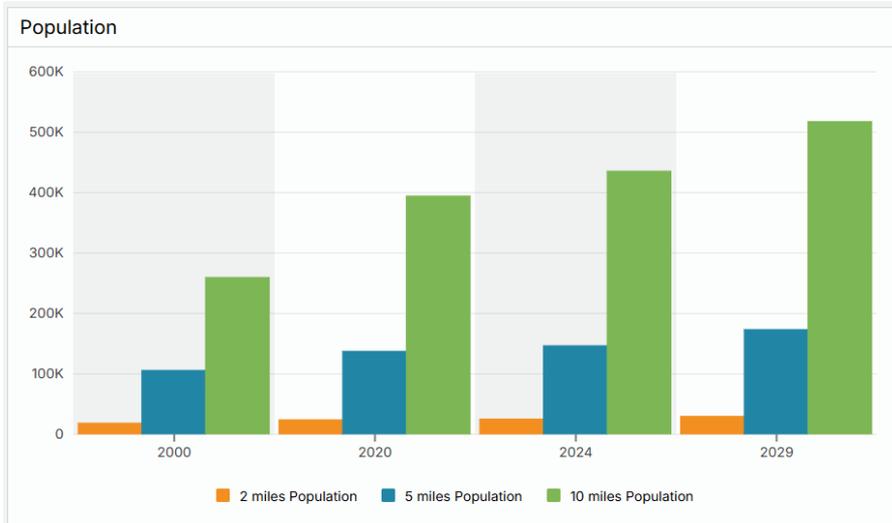
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DEMOGRAPHICS MAP & REPORT

Population	2 Miles	5 Miles	10 Miles
Total Population	24,521	145,881	434,780
Average Age	55	45	46

Households & Income	2 Miles	5 Miles	10 Miles
Total Households	11,491	59,743	179,639
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$62,215	\$68,505	\$78,588



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MEET THE TEAM



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