



**LSI**  
COMPANIES

OFFERING MEMORANDUM  
**11286 S. CLEVELAND AVENUE**  
COMMERCIAL BUILDING ON US-41 FOR SALE - FORT MYERS, FL

## PROPERTY SUMMARY

**Property Address:** 11286 S. Cleveland Ave. (US-41)  
Fort Myers, FL 33907

**County:** Lee

**Property Type:** Commercial Building

**Property Size:** 0.31± Acres

**Building Size:** 4,212± Sq. Ft

**Zoning:** Commercial (C-1)

**Tax Information:** \$7,665.12 (2025)

**STRAP Number:** 11-45-24-02-00010.0010

**LIST PRICE:**  
**\$1,495,200**

**LSI**  
COMPANIES  
LSICOMPANIES.COM

## SALES EXECUTIVE



**Mike Trivett**

Sales Associate



### DIRECT ALL OFFERS TO:

**Mike Trivett**

mtrivett@lsicompanies.com

**o:** (239) 489-4066 **m:** (239) 940-3171

### OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

## EXECUTIVE SUMMARY

LSI Companies presents a 4,212± Sq. Ft. vacant commercial building with 125' of frontage on S. Cleveland Avenue (US-41).

Situated just south of Page Field Airport within a highly active commercial district, the building is currently in shell condition, and ready for flexible build-out options, with the ability to be utilized as single-tenant, or demised into multiple units, with doors already in place. The property access from S. Cleveland Avenue (US-41) has a dedicated turn-lane, with 2 right-in right-out points from the property.



## UNIT 103 HIGHLIGHTS

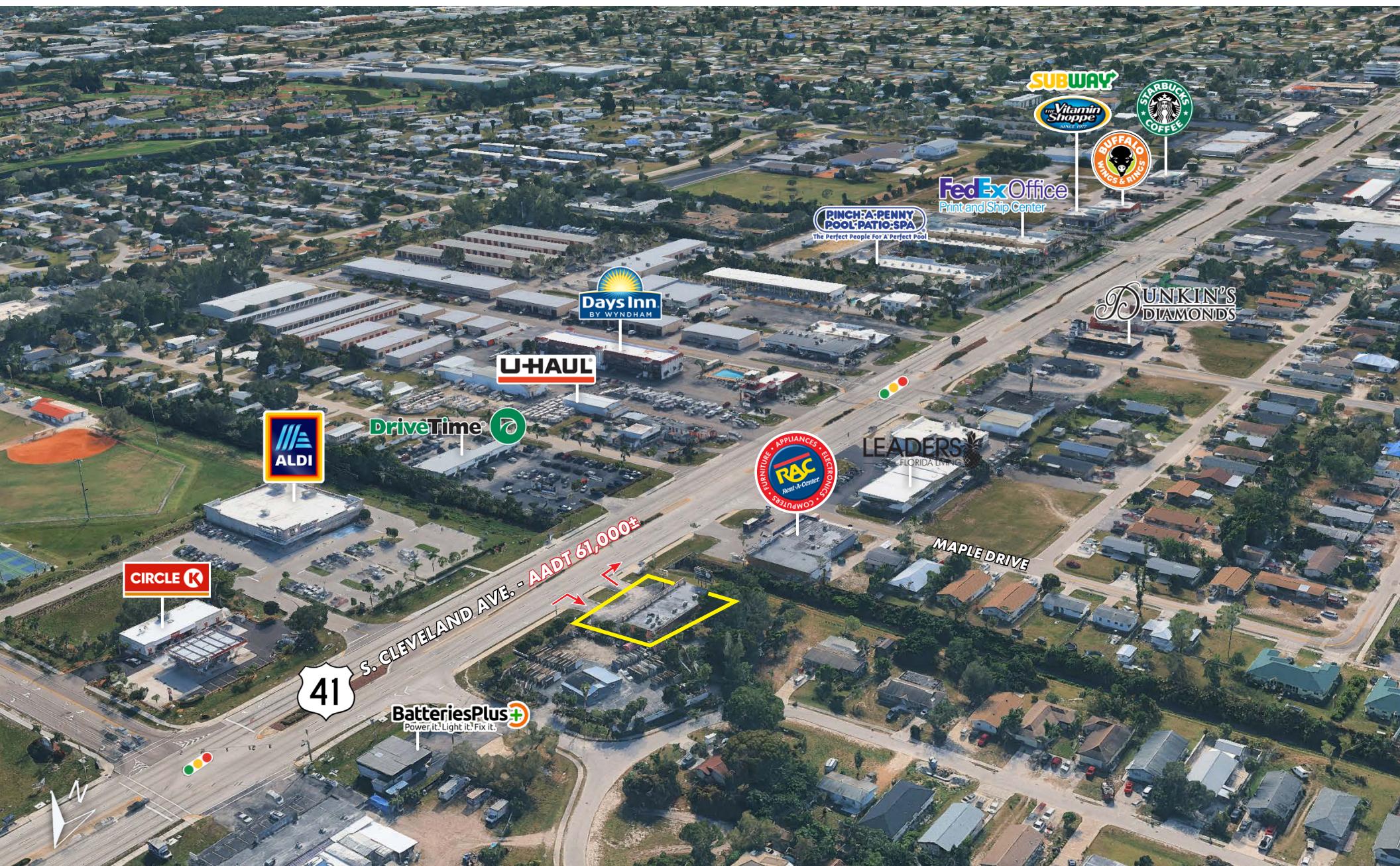
- 4,212± Sq. Ft.
- Features monument signage
- High visibility from S. Cleveland Ave. (US-41) - AADT 53,000±
- Potential for single-tenant or (4) units
- (10) Parking Spaces
- Dedicated turning lane from S. Cleveland Ave. (US-41)
- 2 Right-In / Right-Out access points
- Commercial zoning allows for a wide variety of uses



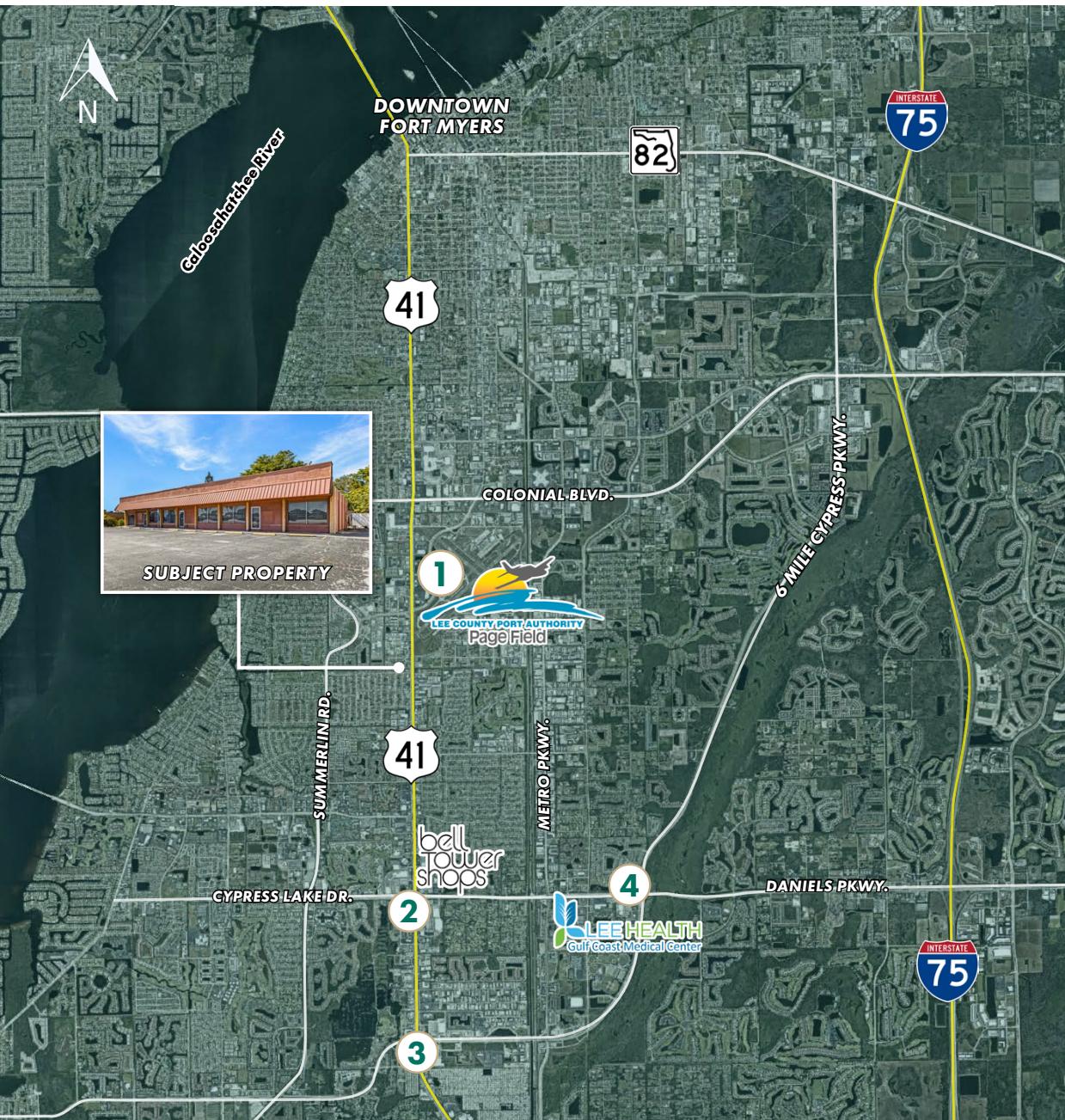
## APPROVED USES



## PROPERTY AERIAL



## RETAIL MAP



### 1. PAGE FIELD COMMONS



### 2. BELL TOWER SHOPS & CYPRESS LAKE PLAZA



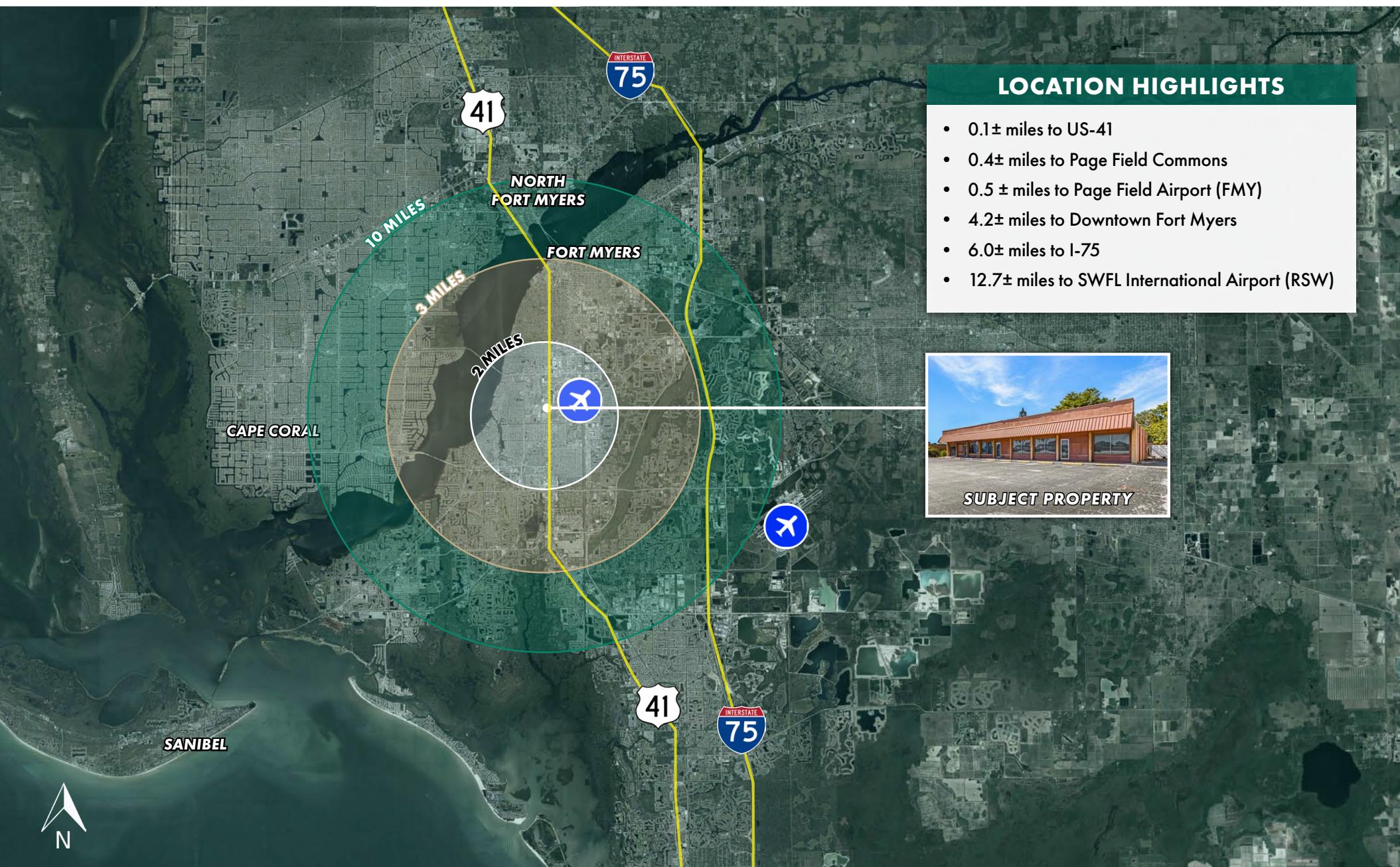
### 3. GLADIOLUS DR. & US-41



### 4. DANIELS PARKWAY



## LOCATION MAP





## LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyer, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified and with significant experience and be willing to be interviewed by the LSI Companies team.