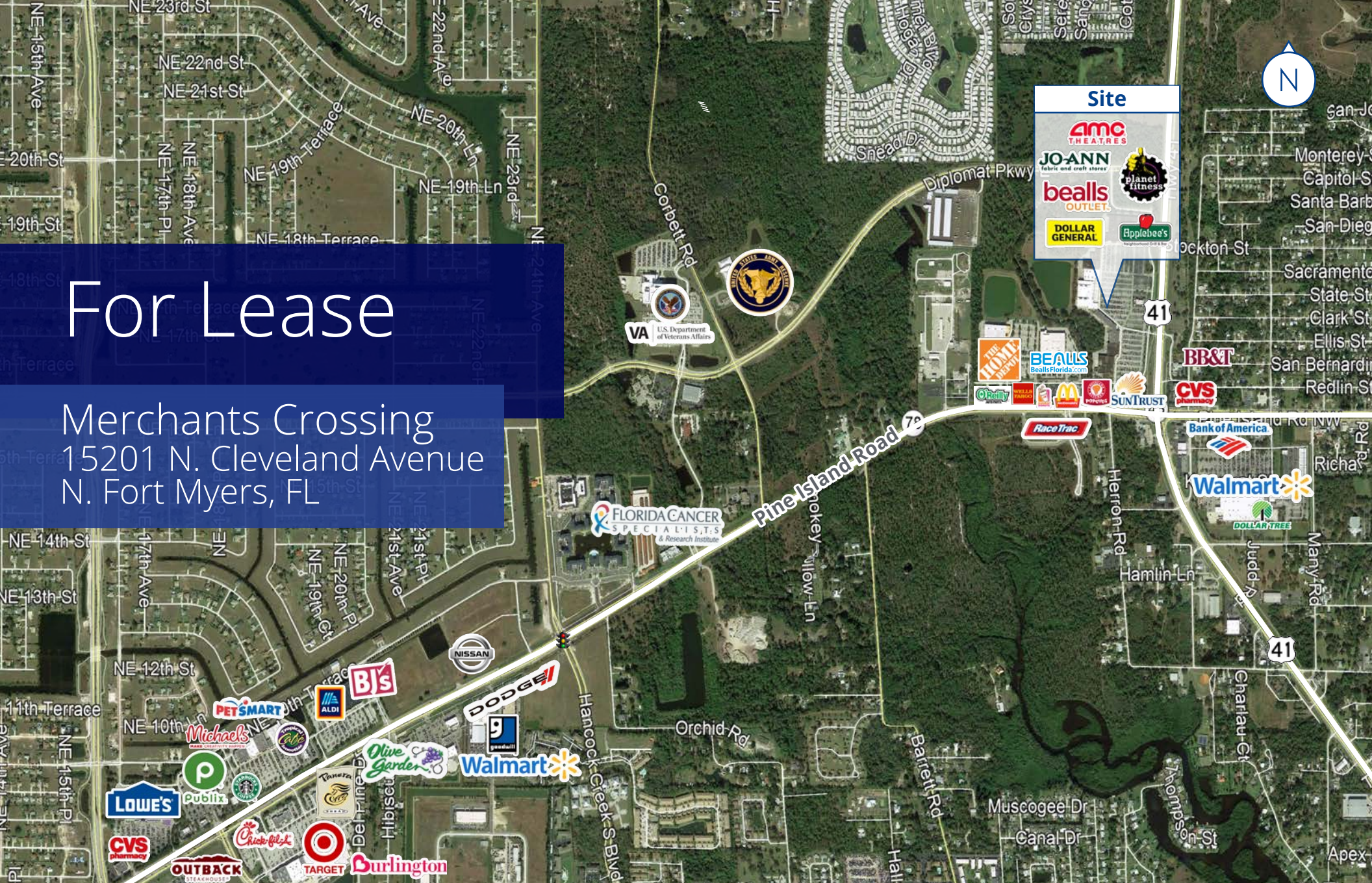


For Lease

Merchants Crossing
15201 N. Cleveland Avenue
N. Fort Myers, FL



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Property Profile



- 194,427 SF Regional Shopping Center
- Located at the signalized intersection of N. Cleveland Avenue (US 41) and Pine Island Avenue, across from WalMart Supercenter and adjacent to Bealls Department Store and Home Depot
- Multiple accesses
- 4 Pylon signs
- **Only 833 SF available**
- Anchor tenants: Bealls Outlet/Home Centric, AMC Theatres, Planet Fitness, JoAnn Fabrics, Dollar General
- **New residential development under construction. 280 units in 4 buildings with private clubhouse, pool cabana, dog park and other recreation areas. 2 buildings ready 1/2025.**

Leasing Rate:

\$24.00/SF
\$5.63 Est. CAM

Availability



UNDER CONSTRUCTION
 - 280 Residential units
 - 2 Buildings available 1/2025

Available

Tenant Roster

Unit	Tenant	Size (SF)
105	Perceptions Salon	2,557
110	Heavenly Pizza	1,500
115	American Medical Hearing Centers	1,500
200	Bealls Outlet / Home Centric	33,000
300	Mattress To Go For Less	2,274
400	Jo-Ann Fabrics	16,000
450	Institute for Medical Aesthetics & Laser Image	3,310
500	Dollar General	9,690
601	Lee County Tax	7,720
606	State Farm	1,215
607	Edible Arrangements	1,215
608	Edouard Pack & Ship	1,215
609/10	Quest Diagnostics	2,430
611	Kava Culture	1,215
612	Cold Stone Ice Cream	1,250
800	AMC Theaters	54,805
905	Rosie's Cafe	3,100
925	Lighthouse Wigs	833
930	Available	833
935	Wang's Asian Express	1,943
945	Naples Vapor	833
950	Subway	1,110
955	Barber Shop	833
960	Discount Appliance	1,943
970	Nail Salon	833
1010	Planet Fitness	20,475
1020	Millennium Physician Group	20,795

Demographics & Location



Total Population

1-Mile: 4,101
3-Mile: 51,998
5-Mile: 132,095



Daytime Population

1-Mile: 4,740
3-Mile: 47,285
5-Mile: 126,069



Median Age

1 Mile: 61.1
3-Mile: 57.0
5-Mile: 49.2



Households

1-Mile: 2,027
3-Mile: 24,011
5-Mile: 56,453



Average HH Income

1 Mile: \$52,096
3-Mile: \$70,802
5-Mile: \$76,277



Population Proj.(23-28)

1-Mile: 8.1%
3-Mile: 2.4%
5-Mile: 6.8%



Rendering of residential development (280 units) under construction





Accelerating success.

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