

CLEVELAND AVE (+/-) 45,500



FOR LEASE

2120 Collier Ave

BUILDING A AND/OR B & C

Fort Myers, FL 33901

PRESENTED BY:

MATTHEW TUCCIO

O: 239.258.6138

matthew.tuccio@svn.com

COLLIER AVE

SVN
COMMERCIAL PARTNERS

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$15.00 SF/ YR /Gross
AVAILABLE SF:	843-35,956 SF
LOT SIZE:	4.64 Acres
BUILDING SIZE:	A- 17916 B- 18,040 (35,956SF)

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COLLIER OFFICE PARK | 2120-2150 Collier Ave Fort Myers, FL 33901

PROPERTY DESCRIPTION

This 4.64-acre, three-building campus totals 53,233 SF, with just under 36,000 SF available for immediate occupancy. Optimized for a wide variety of users such as medical, professional office, and indoor athletic users, the site features extensive plumbing, shower facilities, fire-suppression systems, and Starlink connectivity, significantly reducing tenant capital-ex,

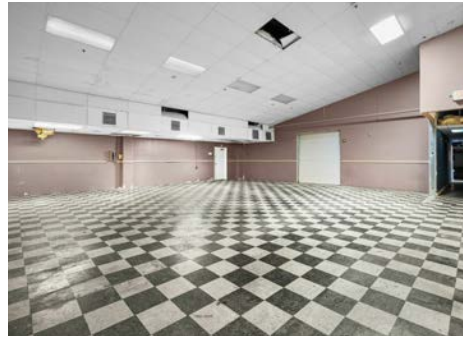
The flexible layout allows for a single-user headquarters or partitioned suites, supported by multiple access points and roll-up doors for seamless operational flow. Located at the end of a private cul-de-sac between Downtown Fort Myers and Colonial Boulevard, the property offers a secluded setting with excellent regional connectivity to I-75, North Fort Myers, and Cape Coral.

With ample on-site parking and a move-in-ready infrastructure, this versatile campus is an ideal match for medical groups, administrative offices, and community-oriented operators seeking scale and central positioning.

PROPERTY HIGHLIGHTS

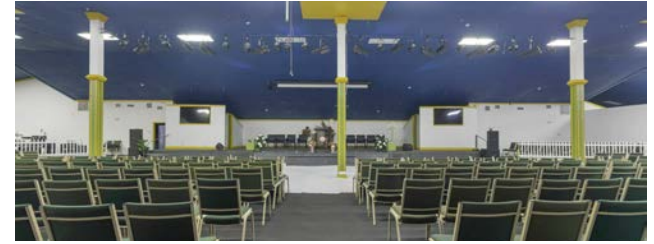
- **TI BUDGET AVAILABLE**
- **Zoning CG**
- **BLDGS A & B can be leased together or individually, max contiguous 35,956 SF**
- **Smaller Partitions Available in both BLDG A & B**
- **Fire Suppression System**
- **Multiple Points of Ingress/Egress**
- **Industrial Roll-Up Door On Cul-De-Sac, side Allowing Easy Importing & Exporting**
- **Sufficient Parking**
- **Pylon Signage Available**
- **Full Commercial Grade Kitchen**
- **BLDG C offers smaller suites ranging from 737 SF-/+ 1,753 at \$15 PSF/MG**

BLDG A PHOTOS



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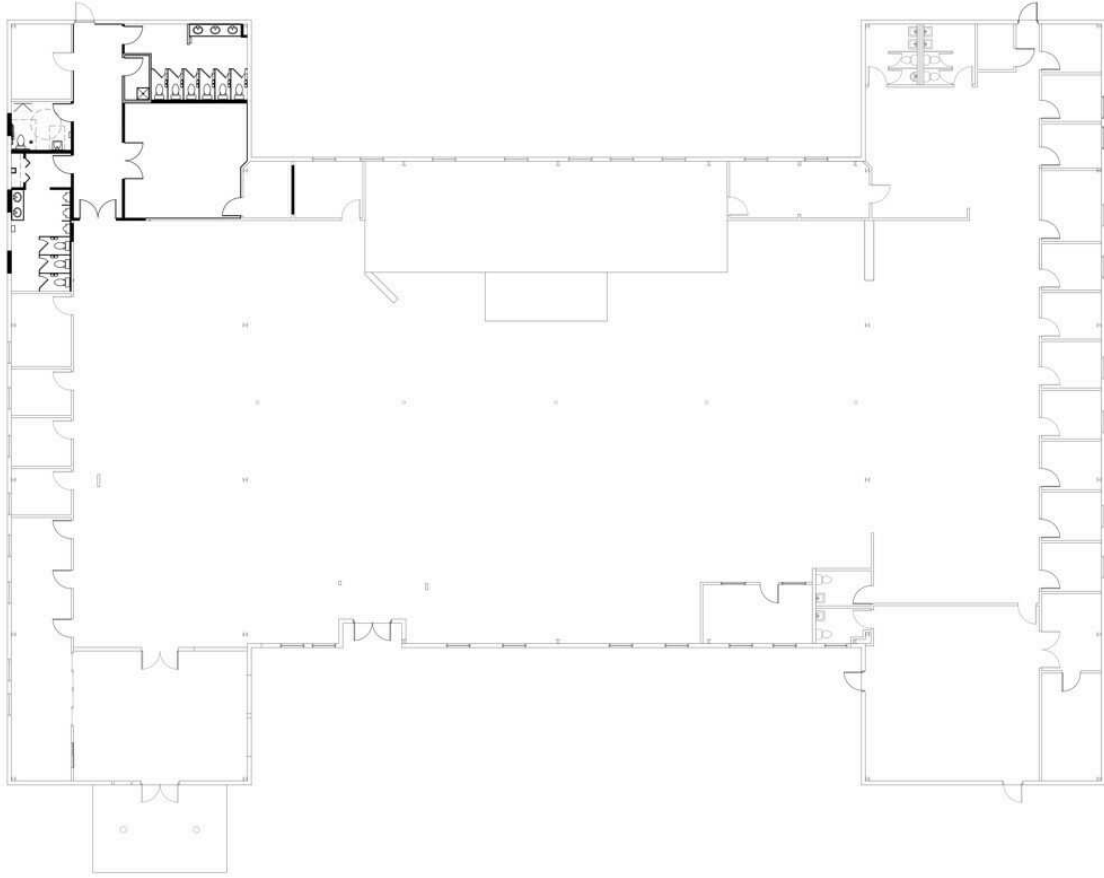
BLDG B PHOTOS



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BUILDING B PHOTOS

Drawing Log: 09/20/10 0003 XX/XX/XX 0000 XX/XX/XX 0000 XX/XX/XX 0000 XX/XX/XX 0000
 Sarah Hackman, Moore and Spence Architects 6/7/2010 10:53 AM 10006-F.p.dwg

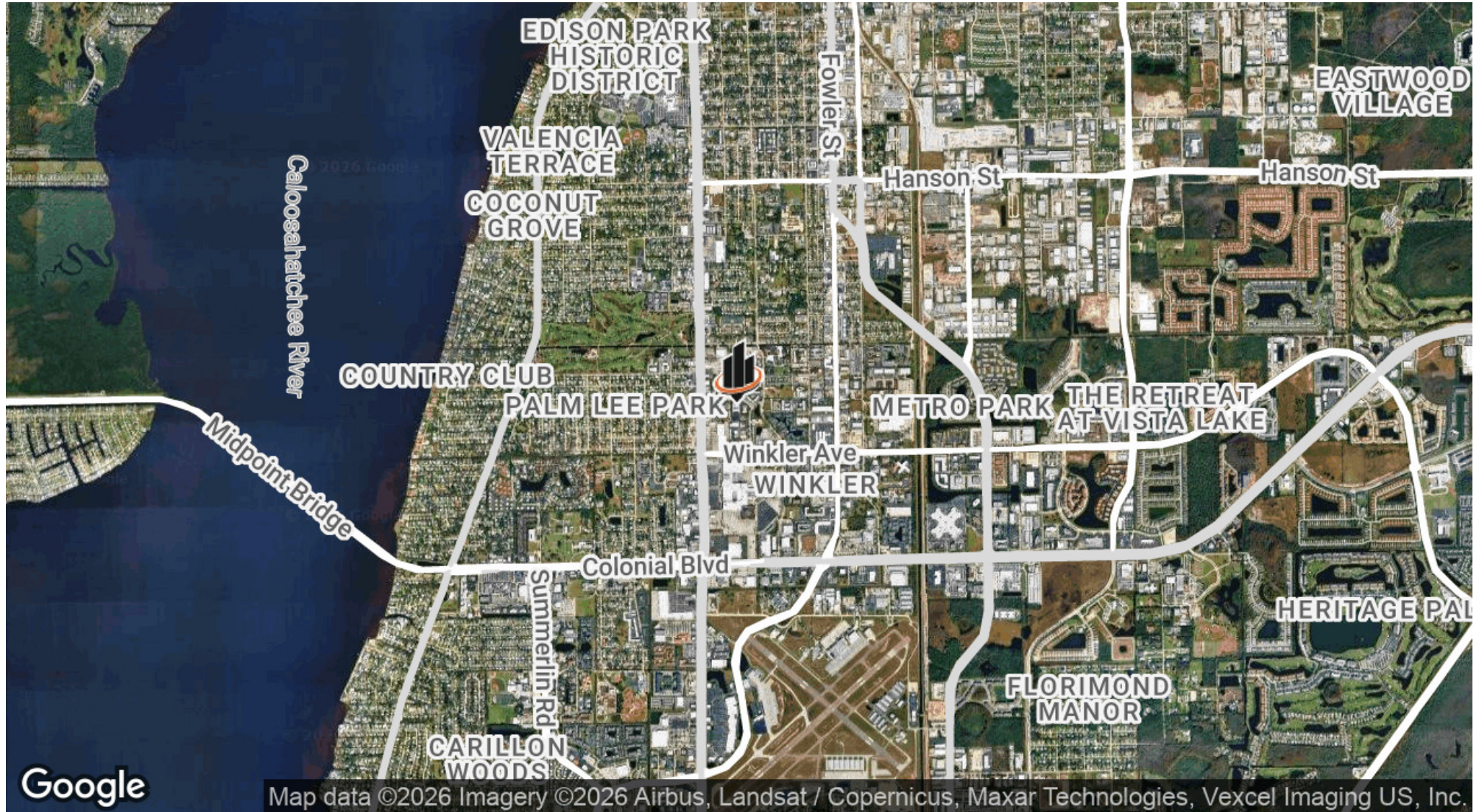


PROPOSED OVERALL FLOOR PLAN
SCALE: 1/8" = 1'-0"

PLAN LEGEND [Symbol] EXISTING WALL [Symbol] 1/2" GYP BOARD OVER 2" FRAMING * 1/4" OC. [Symbol] INTERIOR / EXTERIOR DOOR (SEE DOOR SCHEDULE) [Symbol] INTERIOR / EXTERIOR WINDOW (SEE WINDOW SCHEDULE) [Symbol] NEW ONE HOUR RATED WALL		REVISIONS: [Symbol] 000000 (AKS) [Symbol] 000000 (AKS) [Symbol] 000000 (AKS)
GENERAL SYMBOLS [Symbol] VERTICAL ELEVATION [Symbol] ROOM NUMBER [Symbol] DOOR NUMBER [Symbol] WINDOW NUMBER [Symbol] TALKING TOILET ACCESSORY NUMBER [Symbol] REVISION NUMBER [Symbol] PLAN KEY NOTE REFERENCE NUMBER		
[Symbol] WALL SECTION / DETAIL [Symbol] CONSTRUCTION DETAIL [Symbol] BUILDING SECTION [Symbol] INTERIOR / CABINET ELEVATION		MSA MOORE & SPENCE ARCHITECTS, P.A. 2835 NEW BRITANNY BLVD. FORT MYERS, FLORIDA 33907 (239) 278-3520 FAX (239) 278-3519 AA # 00000008
[Symbol] PRELIMINARY NOT FOR CONSTRUCTION		
[Symbol] EXISTING SANCTUARY FLOOR PLAN - BUILDING B [Symbol] VARI TABERNACLE OF JESUS CHRIST 10,000 SQ FT MYERS FLORIDA PHASE I PROPOSED OVERALL FLOOR PLAN		JOB No: 10006
SHEET No: A3 3 OF 8		

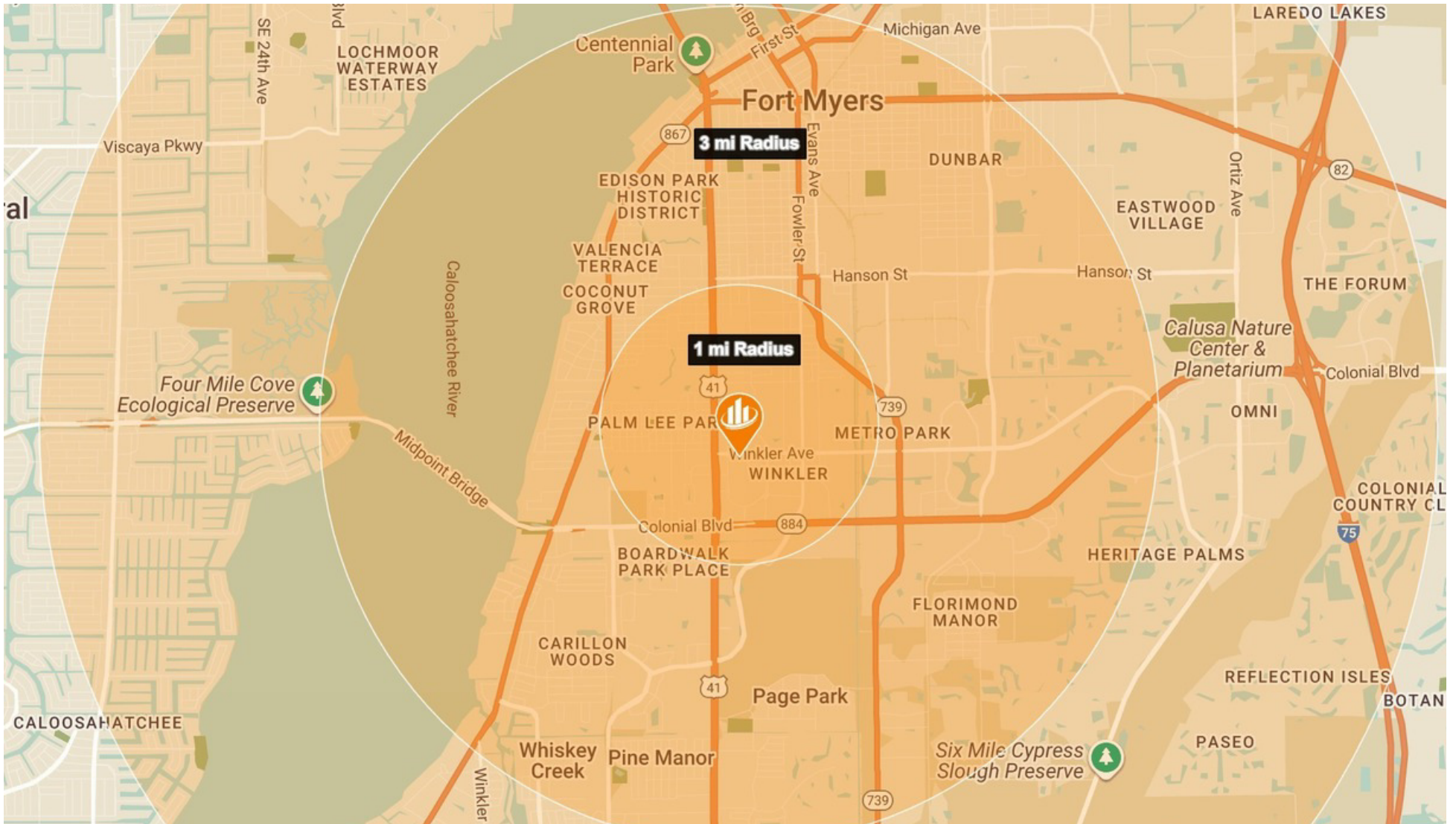
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LOCATION MAP



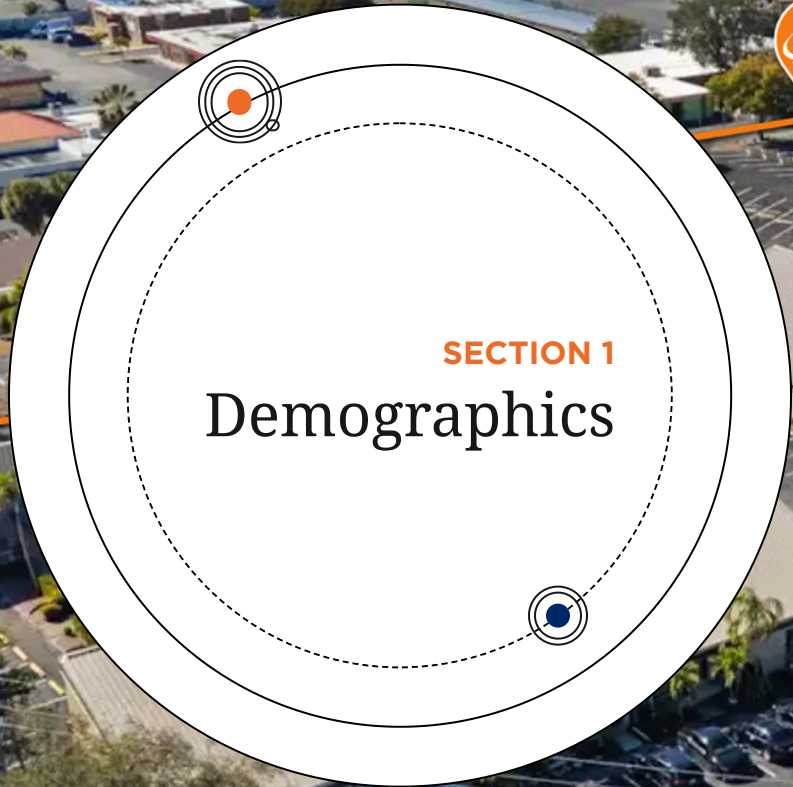
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HEAT MAP



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SECTION 1
Demographics

COLLIER AVE



DEMOGRAPHICS MAP & REPORT

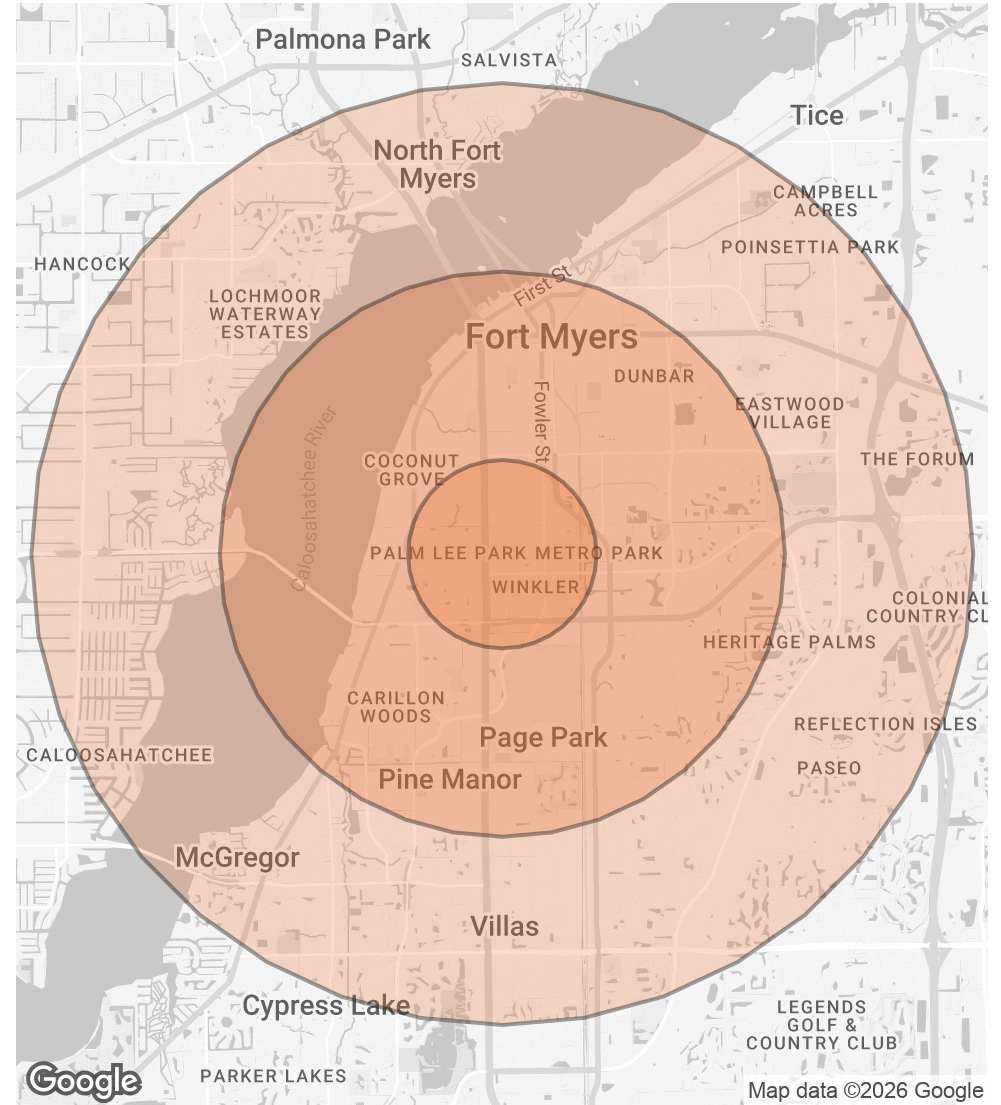
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,240	64,236	157,085
AVERAGE AGE	41.1	40.2	45.2
AVERAGE AGE (MALE)	40.0	39.4	44.5
AVERAGE AGE (FEMALE)	41.1	41.2	46.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,480	24,763	65,510
# OF PERSONS PER HH	2.7	2.6	2.4
AVERAGE HH INCOME	\$82,683	\$87,413	\$90,822
AVERAGE HOUSE VALUE	\$245,093	\$340,708	\$342,200

2023 American Community Survey (ACS)



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