



DNA
pickleball



TRAILWINDS DRIVE



S. TAMAMI TRAIL - AADT 53,000±

LSI
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OFFERING MEMORANDUM

TRAILWINDS RETAIL PLAZA

2,900-11,000± SQ. FT. UNITS AVAILABLE FOR LEASE - FORT MYERS, FL

PROPERTY SUMMARY

Property Address: 12001 S. Cleveland Avenue
Fort Myers, FL 33907

County: Lee

Property Type: Retail Plaza

Building Size: 39,576± Sq. Ft.

Available Unit Size: 2,900–11,000± Sq. Ft.

Zoning: Commercial (C-1A)

STRAP Number: 13-45-24-00-00001.1000

LEASE RATE:
\$25.00 PSF
MODIFIED GROSS

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LSICOMPANIES.COM

SALES EXECUTIVE



Mike Trivett
Sales Associate



DIRECT ALL OFFERS TO:

Mike Trivett

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OFFERING PROCESS

Offers should be sent via Letter of Intent to include, but not be limited to, basic terms such as lease rate, lease term.

THE OPPORTUNITY

Trailwinds Plaza is a 39,300± Sq. Ft. retail shopping plaza located on S. Cleveland Avenue, with 2,900–11,000± Sq. Ft. of retail space available for lease. The property features two freestanding buildings and boasts approximately 400 feet of frontage directly on S. Cleveland Avenue (US-41), offering excellent visibility and accessibility. With pylon and building signage available, tenants can capitalize on the strong traffic exposure—53,000± AADT. Convenient access is available for both northbound and southbound traffic.



PROPERTY HIGHLIGHTS

- 2,900–11,000± Sq. Ft. available
- 11,000 Sq. Ft. consists of 4 contiguous units (5–8) on the end-cap of the southernmost building
- Units 5–8 can be subdivided
- Current Space in shell condition
- Ample parking in front and rear of plaza
- Anchor Tenants include Wing-Stop, Metro by T-Mobile, and PokeBowl Cafe
- Located on S. Tamiami Trail (US-41) with a average daily traffic count of 53,000±



PROPERTY AERIAL





LOCATION MAP

AREA DEMOGRAPHICS

1 MILE RADIUS

POPULATION



13,701

HOUSEHOLDS



5,626

MEDIAN INCOME



\$57,557

3 MILE RADIUS

POPULATION



66,544

HOUSEHOLDS



30,429

MEDIAN INCOME



\$74,681

5 MILE RADIUS

POPULATION



155,175

HOUSEHOLDS



71,080

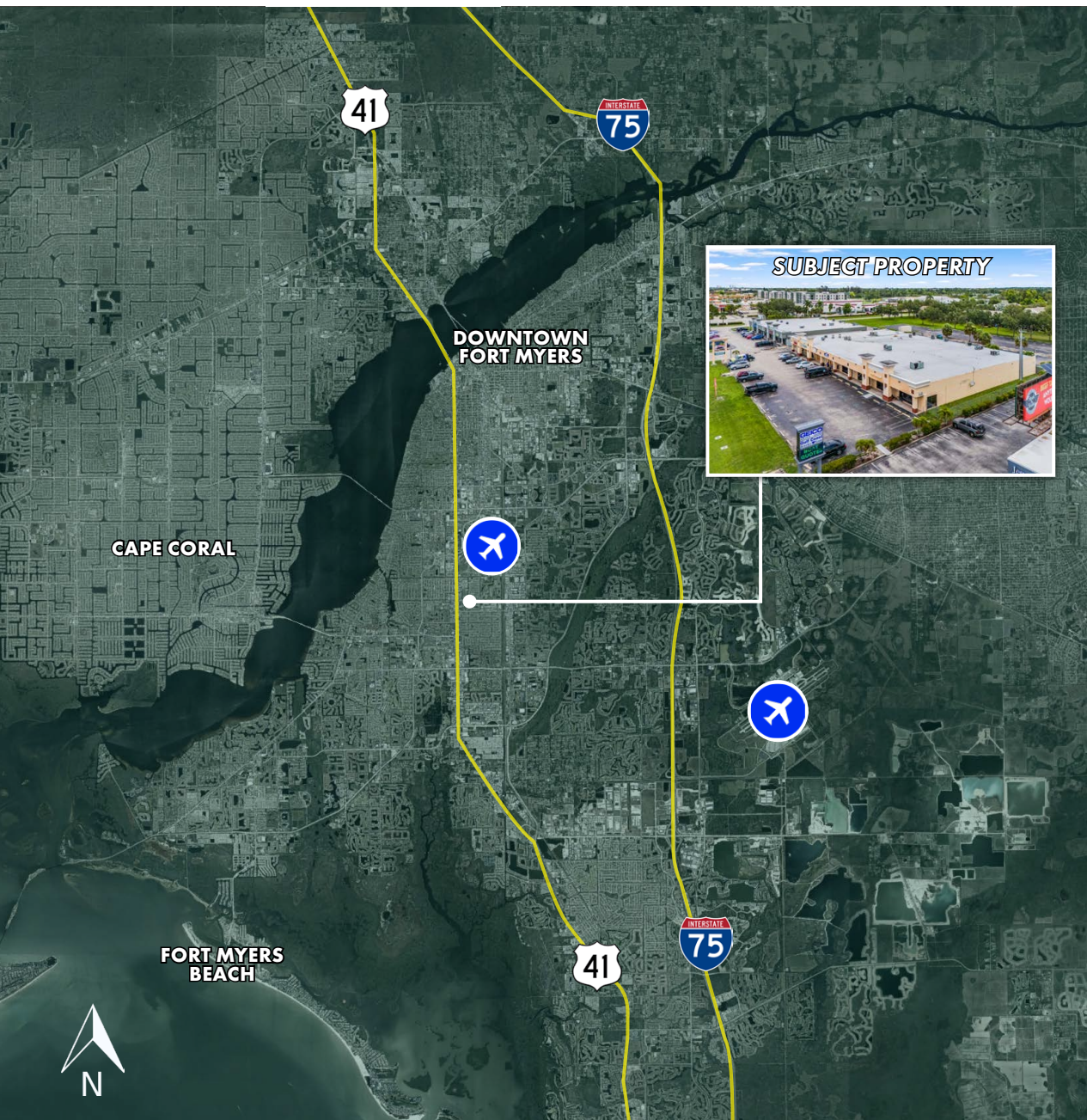
MEDIAN INCOME



\$84,330

LOCATION HIGHLIGHTS

- 3± miles to Edison Mall
- 5.8± miles to Cape Coral
- 6.2± miles to I-75
- 10.9± miles to Estero
- 11.5± miles to SWFL International Aiport (RSW)





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LIMITATIONS AND DISCLAIMERS

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