



CLEVELAND AVE. - AADT 35,000±



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OFFERING MEMORANDUM

CLEVELAND AVENUE COMMERCIAL

960-5,880± SQ. FT. OFFICE/RETAIL SPACE FOR LEASE - FORT MYERS, FL

PROPERTY SUMMARY

Property Address: 2210-2218 Cleveland Ave.
Fort Myers, FL 33901

County: Lee

Property Type: Office/Retail

Property Size: 0.48± Acres

Building Size: 960± Sq. Ft. (*Front Building*)
5,880± Sq. Ft. (*Rear Building*)

Zoning: CI (*Commercial Intensive*)

STRAP Number: 23-44-24-P2-00015.0020

LEASE RATE:

2210 CLEVELAND AVE (*Small Building*)
\$22 PSF (*Modified Gross*)

2218 CLEVELAND AVE (*Large Building*)
\$16 PSF (*Modified Gross*)

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SALES EXECUTIVE



Mike Trivett
Sales Associate



DIRECT ALL OFFERS TO:

Mike Trivett

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(239) 489-4066 | (239) 940-3171

OFFERING PROCESS

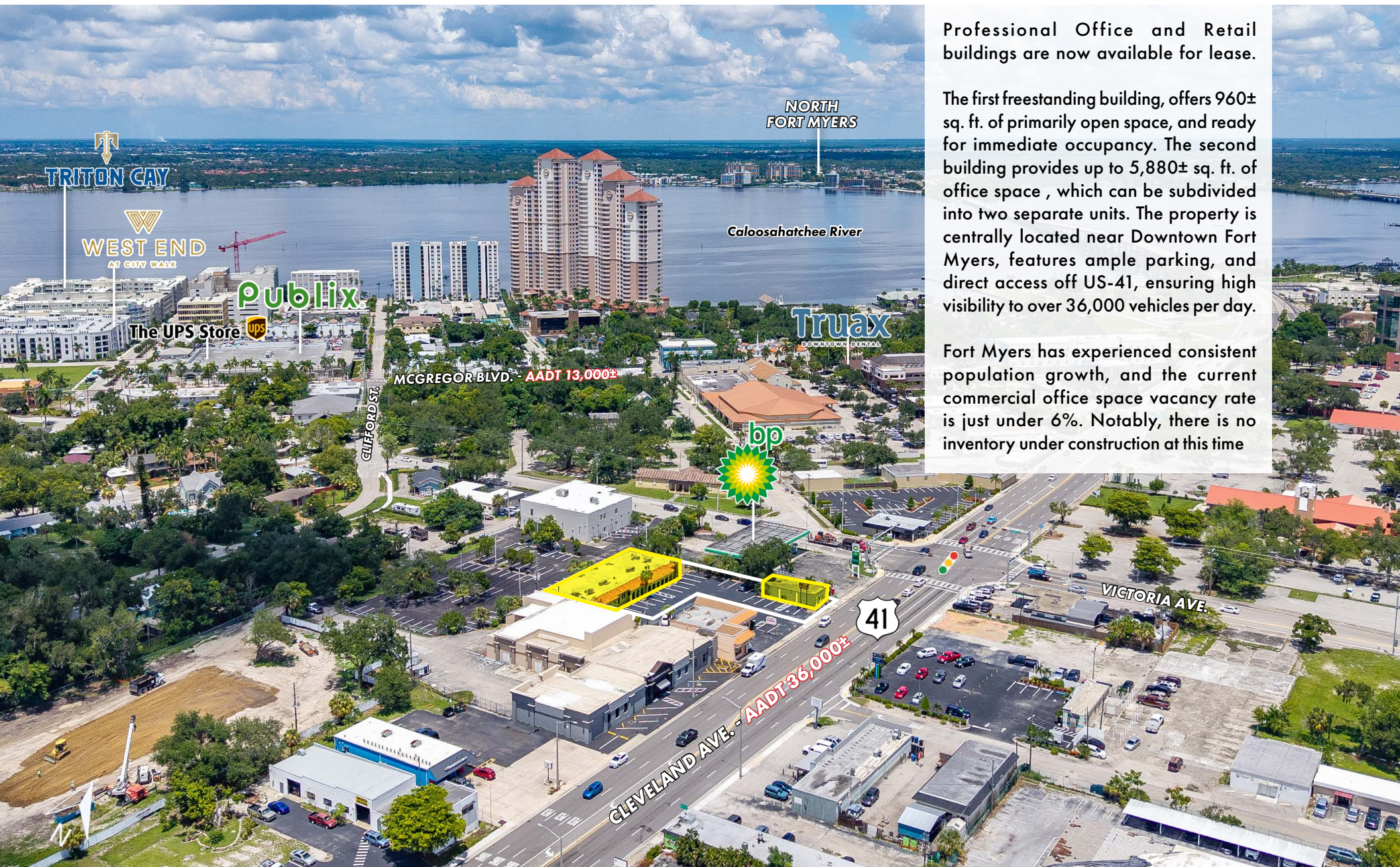
Offers should be sent via Letter of Intent to include, but not limited to, lease rate and basic terms.

EXECUTIVE SUMMARY

Professional Office and Retail buildings are now available for lease.

The first freestanding building, offers 960± sq. ft. of primarily open space, and ready for immediate occupancy. The second building provides up to 5,880± sq. ft. of office space, which can be subdivided into two separate units. The property is centrally located near Downtown Fort Myers, features ample parking, and direct access off US-41, ensuring high visibility to over 36,000 vehicles per day.

Fort Myers has experienced consistent population growth, and the current commercial office space vacancy rate is just under 6%. Notably, there is no inventory under construction at this time



APPROVED USES

- Office
- Retail
- Medical
- Pharmacy
- Convenience Store
- Animal Grooming
- Animal Hospital

Please inquire for full list of approved uses



BUILDING LAYOUT



PROPERTY AERIAL



PROPERTY AERIAL



DOWNTOWN FORT MYERS

DINE, SHOP & EXPLORE

Downtown Fort Myers offers a vibrant, pedestrian-friendly setting with outdoor dining, rooftop bars, restaurants, nightlife, and historical sites. The area presents a dynamic shopping experience with various shops and boutiques, art galleries, theaters, and fine restaurants. Within a short stroll, visitors will experience major local attractions while enjoying a scenic view of the Caloosahatchee River and glorious sunsets.

1. Edison Ford Winter Estates
2. Centennial Park
3. BayStreet Yard
4. Caloosa Sound Amphitheater
5. Luminary Hotel
6. Sidney & Berne Art Center
7. Edison Theater
8. The Burroughs & Gardens
9. Bruno's Brooklyn
10. IMAG History & Science Center
11. Millennial Brewing Co.

ANNUAL EVENTS & FESTIVALS

Art Walk

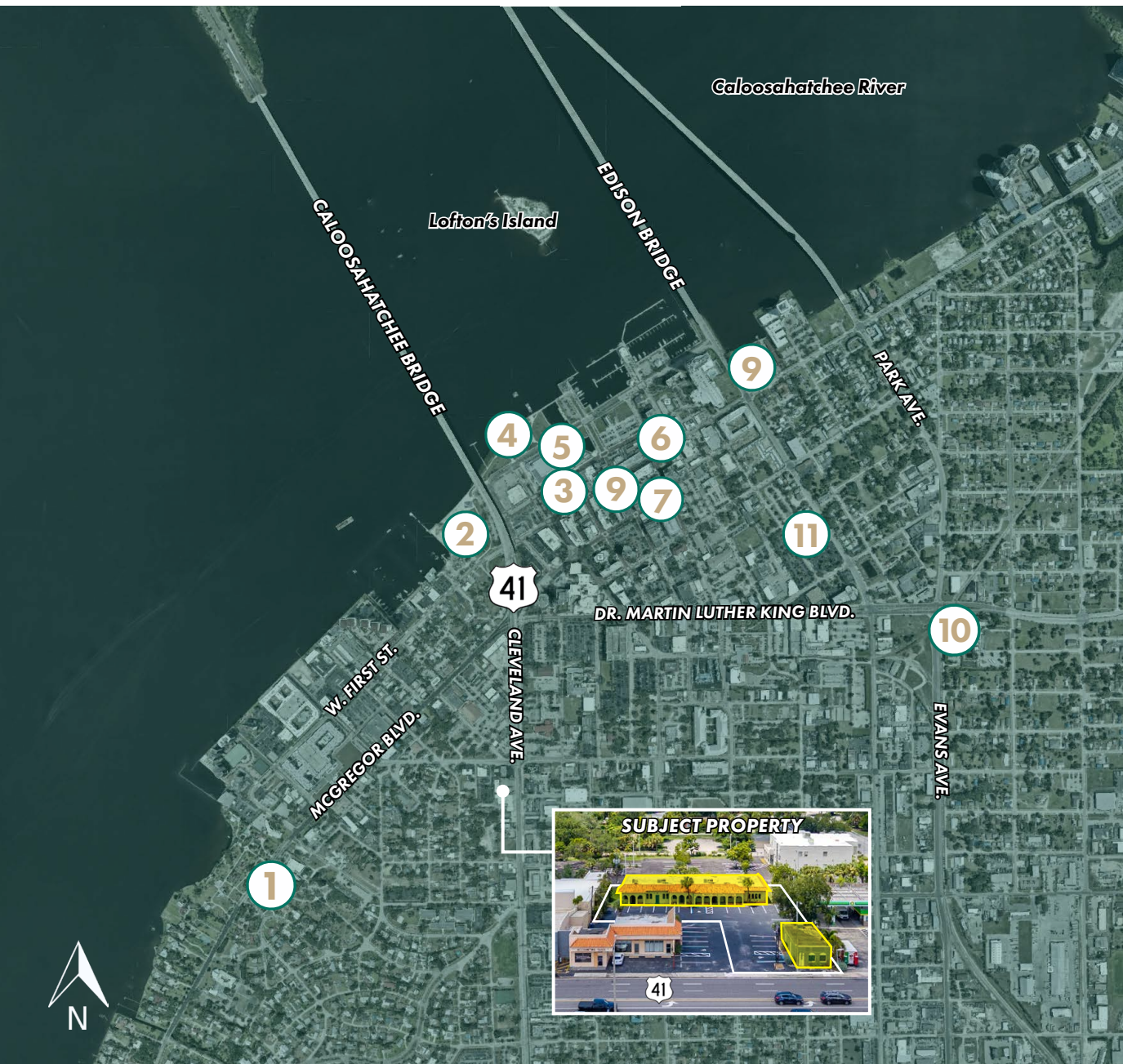
Downtown Fort Myers lights up ARTistically the first Friday of every month where the streets are lined with local and regional artists selling and displaying their master piece.

Music Walk

The River District comes alive on the third Friday of the month as local and regional musicians line the streets. From jazz and blues to rock & roll, many genres can be heard and vary each month. Free to the public.

Fine Art Fest

More than 200 artists locally, from across the country, and worldwide comes to Ft. Myers for a juried fine art festival in addition to youth art competition, stage performances, food trucks, & more.



LOCATION MAP



LOCATION HIGHLIGHTS

- 0.6± miles to Lee Memorial Hospital
- 0.9± miles to Downtown Fort Myers
- 3.7± miles to North Fort Myers
- 4.7± miles to I-75
- 9.6± miles to Cape Coral

5 MILE RADIUS

POPULATION



164,354

HOUSEHOLDS



67,857

MEDIAN INCOME



\$70,286





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LIMITATIONS AND DISCLAIMERS

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