

# FOR LEASE

## 9,600 SF FREESTANDING RETAIL BUILDING

4150 CLEVELAND AVENUE, FORT MYERS, FL 33901



- **BUILDING SIZE:** 9,600 SF
- **LAND SIZE:** 1.01± AC
- **LEASE RATE:** \$15,000 / Month NNN
- **CAM:** \$ TBD / SF

### PROPERTY FEATURES

- 9,600 SF Freestanding Retail Building Situated on 1.01 Acres For Lease
- Excellent Visibility with Over 135' of Frontage Along Cleveland Avenue (US 41)
- Exposure to Over 46,500 Vehicles Per Day
- New Roof with New Stucco, Exterior Paint, & Signage Forthcoming
- Large Open Floor Plan
- Ample Parking
- Zoned CI (Commercial Intensive - City of Ft Myers) [click here for permitted uses](#)



Please Contact:

**Colton Brausen**  
Vice President

📞 **239.210.7608**

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YOUR LOCAL MARKET **EXPERT**

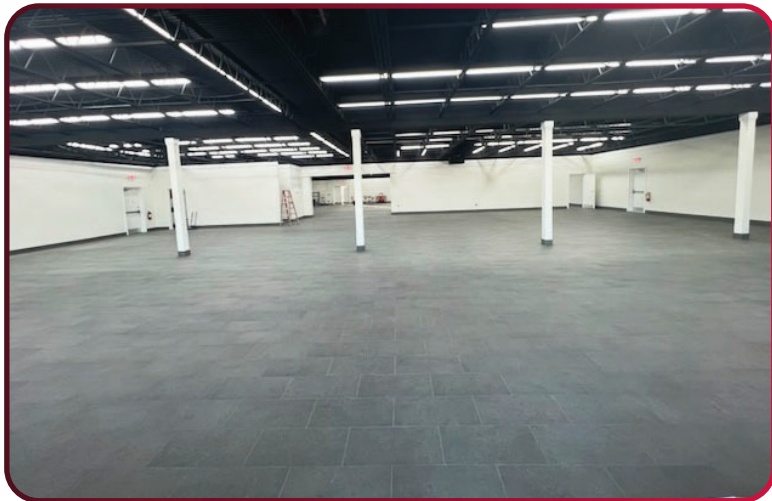
11215 Metro Parkway, Suite 1 | Fort Myers, Florida 33966 | Lee-FL.com



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| 2023 DEMOGRAPHICS      | 1-MILE   | 3-MILES  | 5-MILES  |
|------------------------|----------|----------|----------|
| Est. Population        | 10,857   | 66,951   | 164,339  |
| Est. Households        | 4,935    | 28,690   | 73,321   |
| Est. Average HH Income | \$69,181 | \$81,957 | \$87,793 |

| TRAFFIC COUNTS          |        |
|-------------------------|--------|
| Cleveland Ave S (US 41) | 46,500 |
| Winkler Ave             | 18,600 |

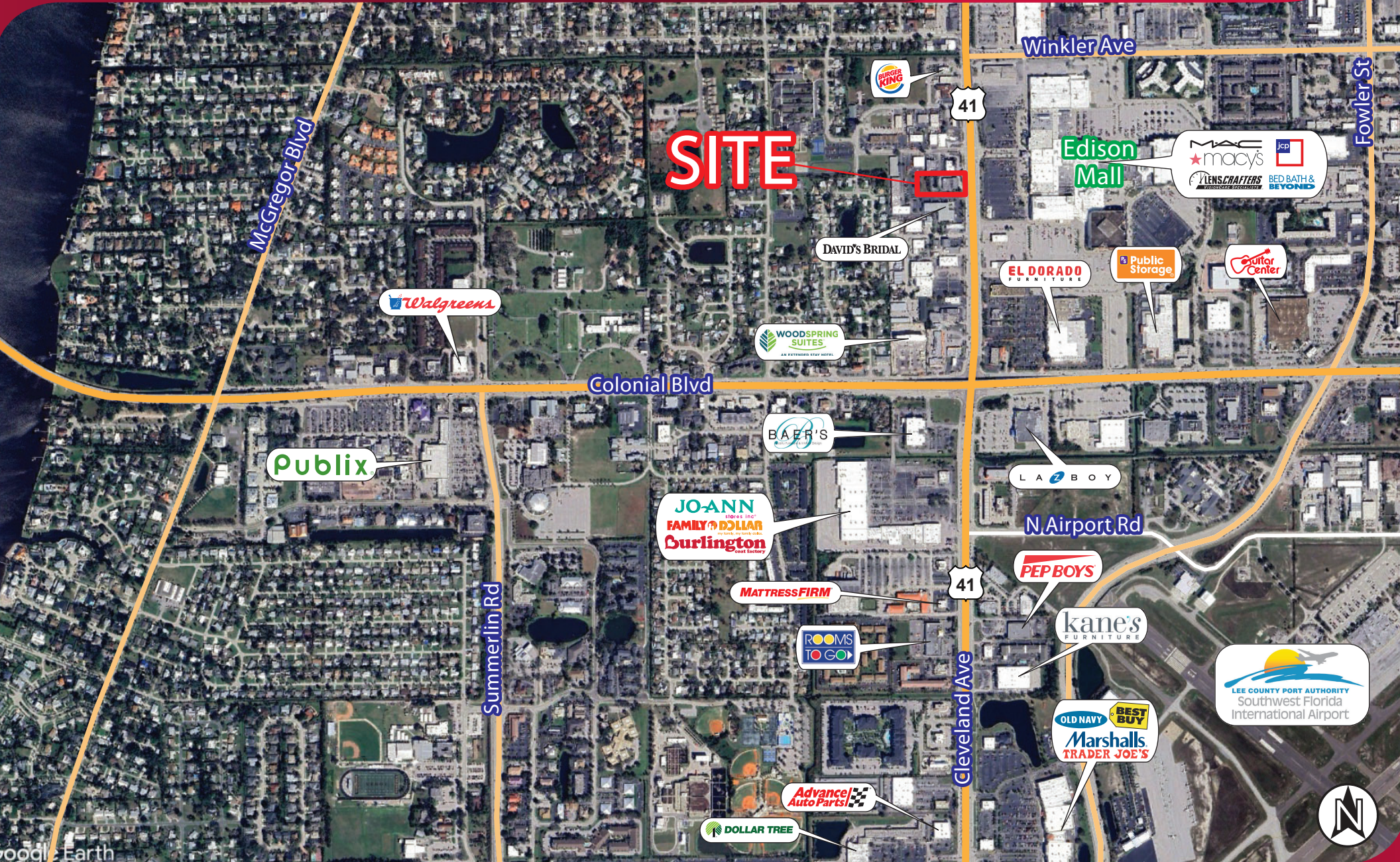
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