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OFFERING MEMORANDUM

**11498 S. CLEVELAND AVENUE**

2,610± SQ. FT. COMMERCIAL BUILDING ON US-41 FOR SALE - FORT MYERS, FL

## PROPERTY SUMMARY

**Property Address:** 11498 S. Cleveland Ave. (US-41)  
Fort Myers, FL 33907

**County:** Lee

**Property Type:** Commercial Building

**Property Size:** 0.76± Acres

**Building Size:** 2,610± Sq. Ft

**Zoning:** Commercial (C-1)

**Tax Information:** \$9,903.24 (2025)

**STRAP Number:** 11-45-24-01-00002.0220

LIST PRICE:

**\$1,598,000**

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LSICOMPANIES.COM

## SALES EXECUTIVE



**Mike Trivett**  
Sales Associate



**DIRECT ALL OFFERS TO:**

**Mike Trivett**

mtrivett@lsicompanies.com

o: (239) 489-4066 m: (239) 940-3171

**OFFERING PROCESS**

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

## EXECUTIVE SUMMARY



11498 S. Cleveland Avenue is a freestanding second-generation restaurant building in Fort Myers, FL. With approximately 175' of frontage along US-41, and excellent exposure to nearly 53,000 vehicles per day, this creates a unique opportunity for an end-user, speculative investor or developer.

The property has multiple points of access, and great corner exposure at the corner of US-41 and Oak Dr. The location sits within a dense commercial corridor, with a population count over 69,000 within a 3-mile radius, and average household income of \$75,000±. The expected growth rate between 2025-2029 is 3.5%.

Within 2± miles both North and South of Subject, there are several developments and re-developments across multiple stages, both multi-state and nationally recognized brands.

## PROPERTY HIGHLIGHTS

- 4,212± Sq. Ft.
- 2nd-Gen Freestanding Restaurant
- High visibility from S. Cleveland Ave. (US-41)  
- AADT 53,000±
- Ample On-Site Parking
- Dedicated turning lane from S. Cleveland Ave. (US-41)
- 2 Points of Ingress/Egress
- Accessible from both North and South bound traffic



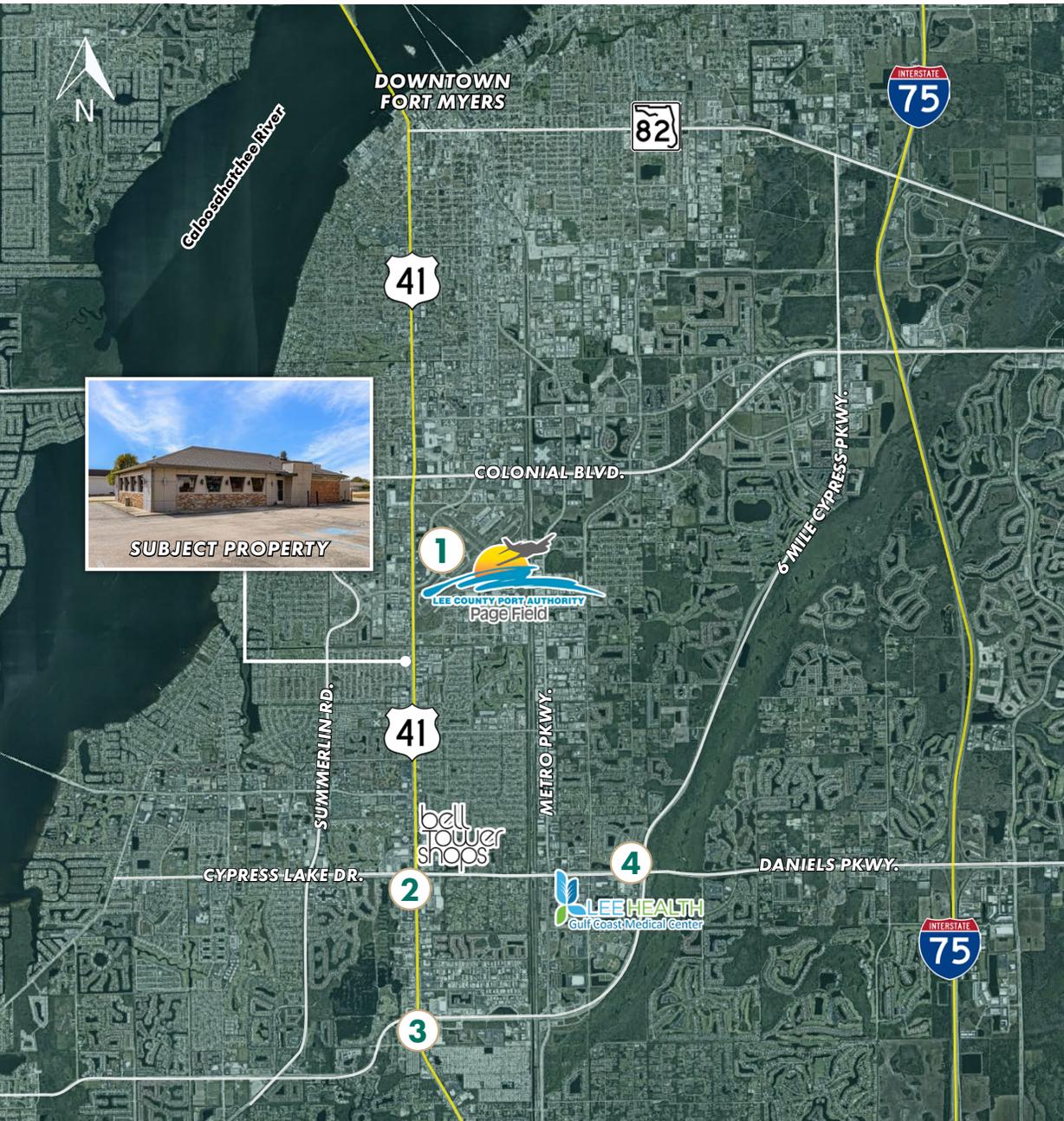
# PROPERTY AERIAL



# PROPERTY AERIAL



# RETAIL MAP



## 1. PAGE FIELD COMMONS



## 2. BELL TOWER SHOPS & CYPRESS LAKE PLAZA



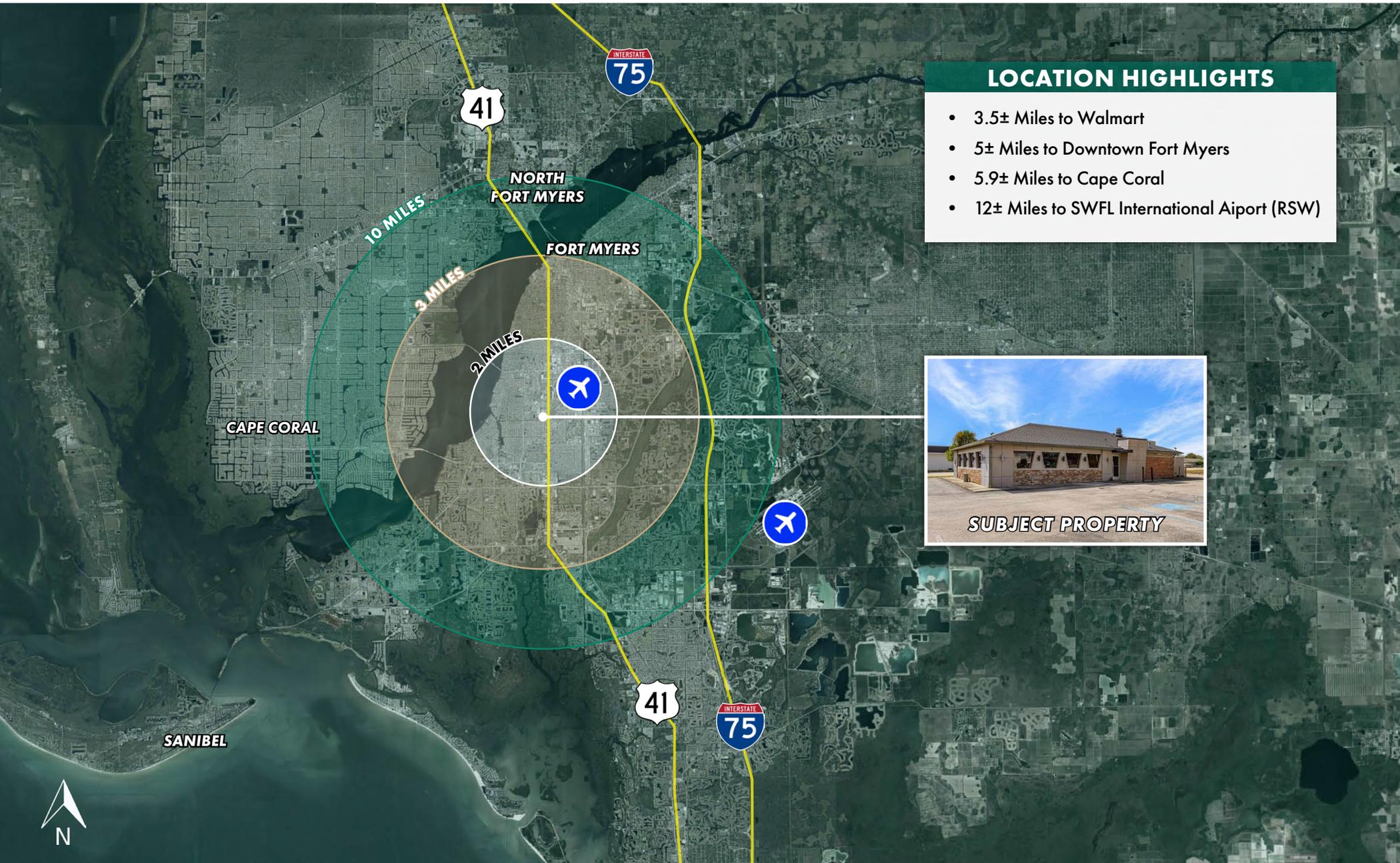
## 3. GLADIOLUS DR. & US-41



## 4. DANIELS PARKWAY



## LOCATION MAP



### LOCATION HIGHLIGHTS

- 3.5± Miles to Walmart
- 5± Miles to Downtown Fort Myers
- 5.9± Miles to Cape Coral
- 12± Miles to SWFL International Aiport (RSW)





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### LIMITATIONS AND DISCLAIMERS

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