

INVESTMENT OPPORTUNITY

TWO (2) FREESTANDING RETAIL BUILDINGS

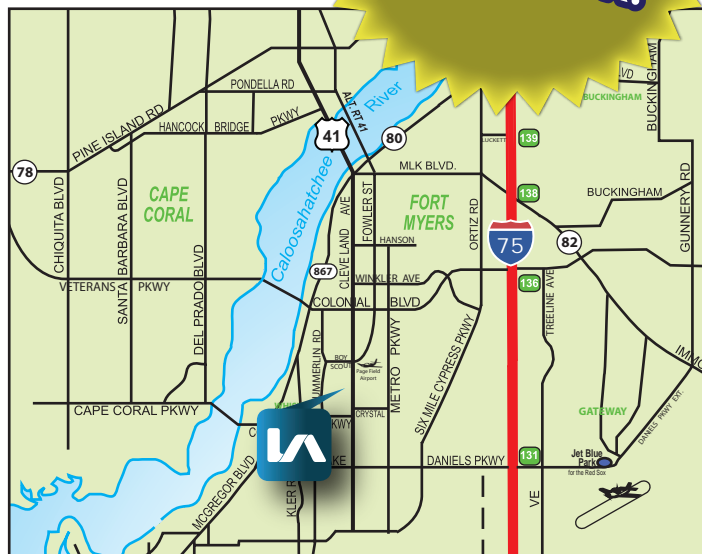
11598 & 11600 S CLEVELAND AVENUE, FORT MYERS, FL 33907



- **BUILDING SIZES:** 4,893 SF - 11598
3,977 SF - 11600
8,870 SF - TOTAL
- **LAND SIZE:** 0.65± AC
- **SALE PRICE:** \$3,500,000
- **CAP RATE:** 6.17%

PROPERTY FEATURES

- Two (2) Freestanding Retail Buildings Situated on 0.65 Acres For Sale
- Both Buildings are Net Leased with Income Totaling \$18,000 Per Month
- Annual NOI Year 1 of \$216,000
- Average Return Over 5 Years of 6.68%
- Excellent Visibility with Over 150' of Frontage Along Cleveland Avenue (US 41)
- Zoned C-1 (Commercial - Lee County)
click [here](#) for permitted uses



Please Contact:

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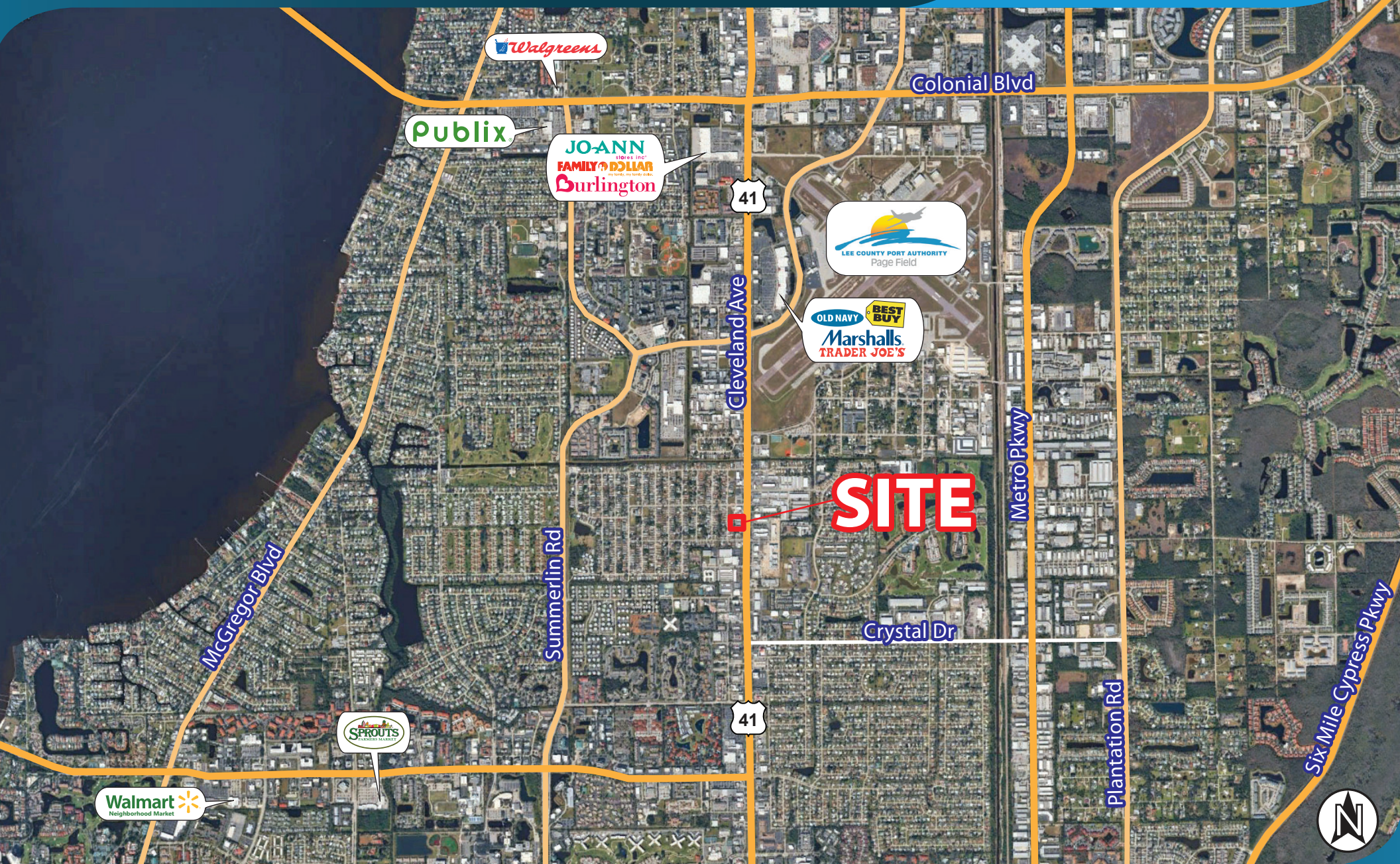
2025 DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Est. Population	13,533	71,513	159,950
Est. Households	5,810	33,509	75,726
Est. Average HH Income	\$61,588	\$95,718	\$107,495

TRAFFIC COUNTS	
Cleveland Ave S (US 41)	53,000
Beacon Manor Dr	4,600

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YOUR LOCAL MARKET **EXPERT**

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