



4300-4380

Cleveland Avenue (US 41) | Ft. Myers | FL

For Lease: • 31,200 SF Junior Box  
• 4,174 SF End Cap



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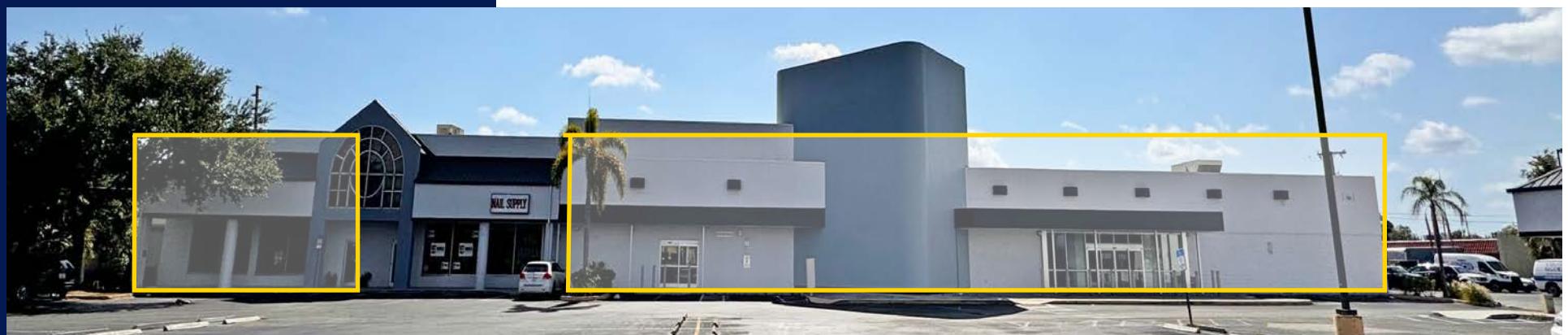
# Property

## Highlights

- Former Circuit City plaza
- Located in Fort Myers on Cleveland Avenue (US 41) and Colonial Boulevard across from Hooters, El Dorado Furniture, Iguana Mia Mexican Restaurant, and Edison Mall
- Total Center 52,339 SF
- New exterior paint
- Pylon signage
- 2 points of access

## Availability

- Anchor box available: 31,200± SF
- End Cap: 4,174 SF



# Property

## Tenant Roster/Availability

### 4380 Cleveland Avenue

Unit	Tenant	SF
110	Junior Box Available	31,200
120	5G Nails Supply	4,200
130	Available	4,174
Rear	SWFL Electrical Services	1,765
<i>Total</i>		35,374

### 4300 Cleveland Avenue

Unit	Tenant	SF
110	Asian Leaf Market/Storage	8,900
120	Sea Street Food & Bar	2,100

## Site Plan



Available

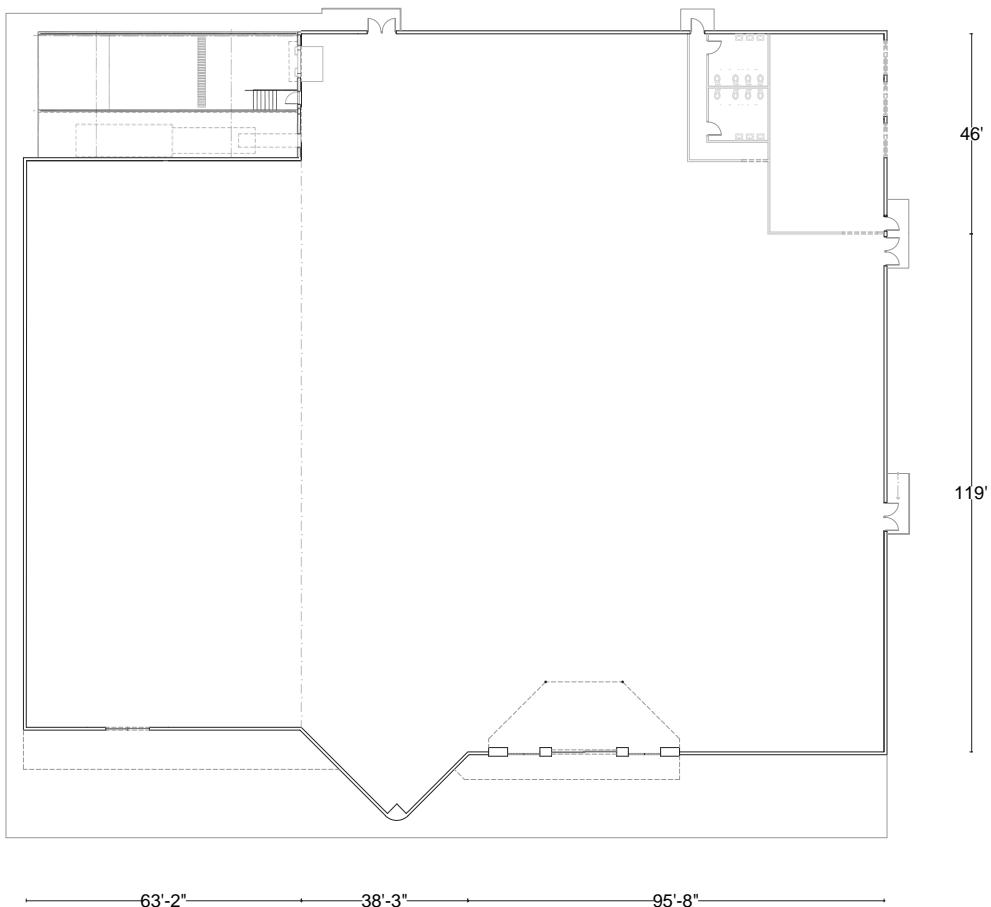
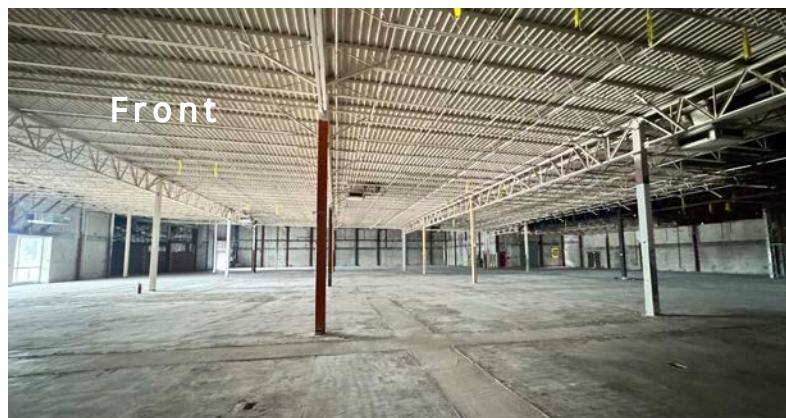
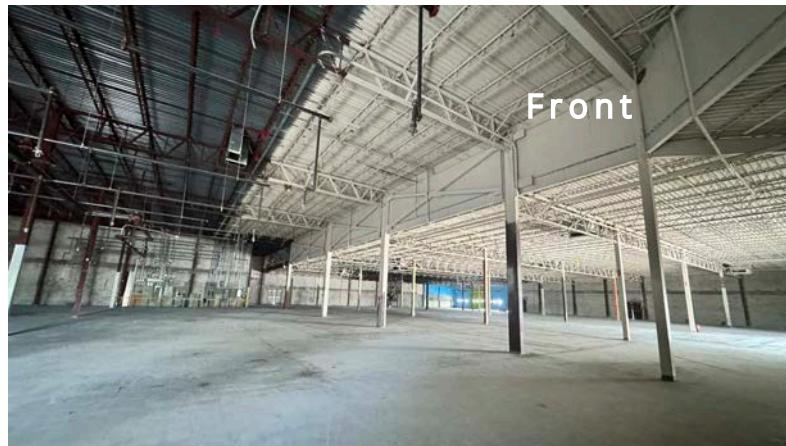
Leasing Rate Starting At:

\$16.00/SF Anchor Box  
 \$18.00/SF End Cap  
 \$4.15/SF NNN

# Junior Box

Features: 31,200 SF

- Ceiling northern side:
  - 122 FT of store front
  - 14 FT 9" floor to joist
- Ceiling southern side:
  - 176 FT of store front
  - 21 FT 9" floor to joist
- Depth: 166 FT
- 3 Bay doors
- Truck well



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Colliers Top 25 West & Central FL Brokers (2024)

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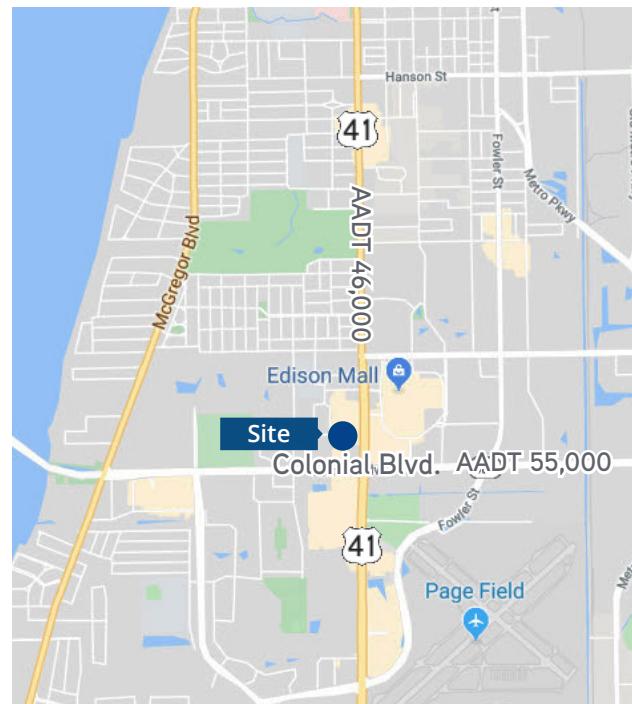
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## Location



## Demographics

(2025) 5-mile radius



Total Population  
168,466



Daytime Population  
219,010



Average HH Income  
\$98,408



Households  
76,812



Median Age  
46.6



Population Growth Rate (2025-2030)  
1.4%



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