



**Site**

- AMC THEATRES
- Planet Fitness
- HOME CENTER
- KAVA CULTURE KAVA BAR
- COLD STONE CREAMERY
- edible arrangements
- DOLLAR GENERAL
- SUBWAY

New 280-Unit Residential Development Now Open For Lease

Anchor Box Available

# For Lease 16,000 SF Anchor Box

Merchants Crossing  
15201 N. Cleveland Avenue  
N. Fort Myers, FL

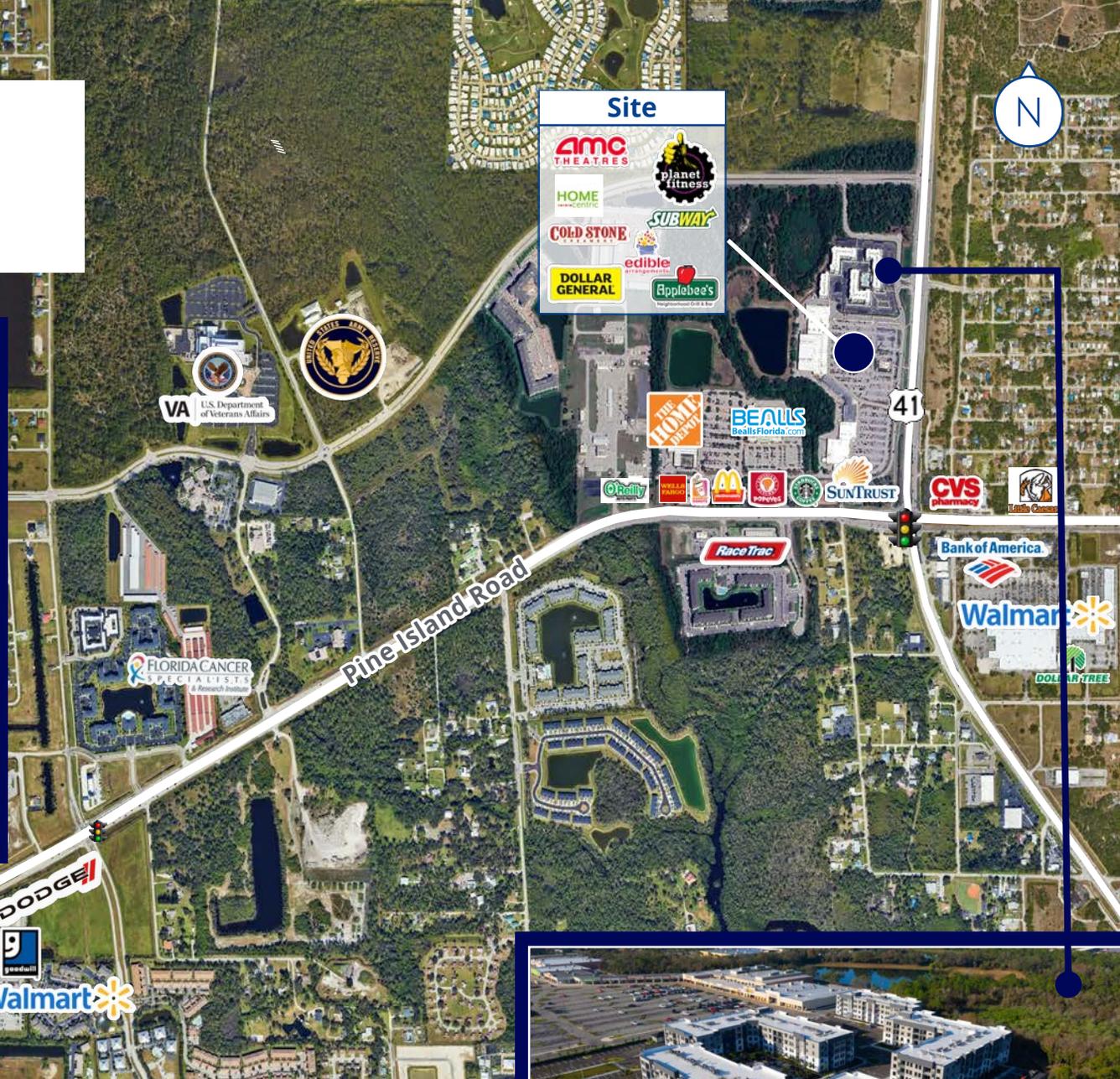
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# Property Profile

- 194,427 SF Regional Shopping Center
- Located at the signalized intersection of N. Cleveland Avenue (US 41) and Pine Island Avenue, across from WalMart Supercenter and adjacent to Bealls Department Store and Home Depot
- Multiple accesses
- 4 Pylon signs
- Anchor tenants: Home Centric, AMC Theatres, Planet Fitness, Dollar General



Leasing Rate:

\$18.00/SF - Anchor Box

\$25.00/SF - Inline

\$6.30/SF NNN



New residential development adjacent to the center completed and open for lease (280 units in 4 buildings with private clubhouse, pool cabana, dog park and other recreation areas)

# Availability



**New - 280 Residential Units  
Open For Lease**

## Tenant Roster

| Unit   | Tenant   | Size (SF) |
|--------|--|-----------|
| 105    | Perceptions Salon                              | 2,557     |
| 110    | Heavenly Pizza                                 | 1,500     |
| 115    | American Medical Hearing Centers               | 1,500     |
| 200    | Home Centric                                   | 33,000    |
| 300    | Available                                      | 2,274     |
| 400    | Available                                      | 16,000    |
| 450    | Institute for Medical Aesthetics & Laser Image | 3,310     |
| 500    | Dollar General                                 | 9,690     |
| 601    | Lee County Tax                                 | 7,720     |
| 606    | State Farm                                     | 1,215     |
| 607    | Edible Arrangements                            | 1,215     |
| 608    | Edouard Pack & Ship                            | 1,215     |
| 609/10 | Quest Diagnostics                              | 2,430     |
| 611    | Kava Culture                                   | 1,215     |
| 612    | Cold Stone Ice Cream                           | 1,250     |
| 800    | AMC Theatres                                   | 54,805    |
| 905    | Rosie's Cafe                                   | 3,100     |
| 925    | Lighthouse Wigs                                | 833       |
| 930    | Means Chiropractic                             | 833       |
| 935    | Wang's Asian Express                           | 1,943     |
| 945    | Naples Vapor                                   | 833       |
| 950    | Subway   | 1,110     |
| 955    | Navaja Barbershop                              | 833       |
| 960    | Discount Appliance                             | 1,943     |
| 970    | Nail Salon                                     | 833       |
| 1010   | Planet Fitness                                 | 20,475    |
| 1020   | Millennium Physician Group                     | 20,795    |

# Demographics & Location



## Total Population

1-Mile: 4,326  
3-Mile: 55,182  
5-Mile: 138,548



## Daytime Population

1-Mile: 4,914  
3-Mile: 47,770  
5-Mile: 131,989



## Median Age

1 Mile: 58.0  
3-Mile: 56.1  
5-Mile: 48.9



## Households

1-Mile: 2,081  
3-Mile: 24,636  
5-Mile: 60,018



## Average HH Income

1 Mile: \$57,506  
3-Mile: \$76,595  
5-Mile: \$83,380



## Population Growth Rate (25-30)

1-Mile: 3.4%  
3-Mile: 1.5%  
5-Mile: 1.8%



*The Alary at Merchants Crossing, 280-unit residential development now open for lease*





Accelerating success.

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*Colliers Top 25 West & Central FL Brokers (2024)*

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