

FOR LEASE

# Miracle Plaza

4224 Cleveland Ave. Fort Myers, FL 33901



CUSHMAN &  
WAKEFIELD

COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA



Miracle Plaza is a retail strip center in the heart of Fort Myers with 272' of frontage on Cleveland Ave. (US-41). The center has a prime location directly across from the Edison Mall - a traffic-generating super-regional shopping mall. The property is conveniently located in the retail epicenter of the Fort Myers submarket. Miracle Plaza boasts excellent signage visibility and ample parking. The property is easily accessed by a dedicated turn lane into the property. The high visibility, dense population, and strategic location make this the perfect opportunity for your business!

## Property Highlights

Address	4224 Cleveland Ave. Fort Myers, FL 33901
Year Built	1974
CAM	\$4.04 / SF
Total Bldg. SF	52,087 SF
Available SF	7,050 SF
Parking	4.28/1,000 SF (223 surface spaces)
Zoning	C-1
Signage	Pylon Signage
Available Units	2
Freeway Frontage	272'
Units	21





2,500-4,550 SF Retail Spaces  
Lease Rate: Starting at \$6.00 per square foot

Available Units

Suite Number	Square Footage	Base Rent NNN	CAM / SF	Total (Including Sales Tax)
4222	2,500 SF	\$6.00 / SF	\$4.04	\$2,217.13
1910A	4,550 SF	\$8.00 / SF	\$4.04	\$4,839.07

\*Unit 4222 is not move in ready





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### Aerial / Location Map



### Demographics

	1 Mile	3 Mile	5 Mile
Population	10,488	65,506	161,527
AVG. HH Income	\$42,688	\$47,433	\$55,685
Total Businesses	1,316	5,939	12,138

### Traffic Counts

Cleveland Ave.	36,000 AADT
Colonial Blvd.	43,500 AADT



Gary Tasman  
CEO & Principal Broker  
+1 239 489 3600  
gtasman@cpswfl.com



Gretchen Smith  
Director  
+1 239 489 3600  
gsmith@cpswfl.com



5220 Summerlin Commons Blvd. Suite 500  
Fort Myers, FL 33907  
239 489 3600  
[www.cpswfl.com](http://www.cpswfl.com)