

# FOR LEASE

## COMMERCIAL / INDUSTRIAL FLEX SPACE

11120 S CLEVELAND AVENUE, FORT MYERS, FL 33907

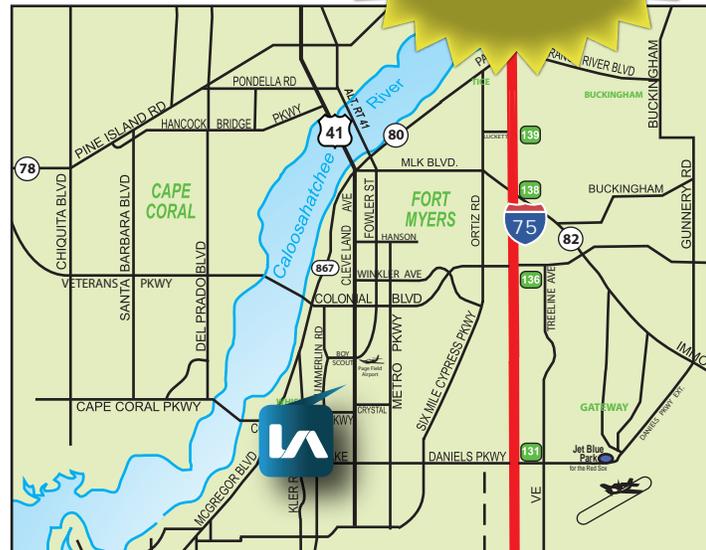


**UNDER  
NEW  
OWNERSHIP!**

- **AVAILABLE:** 1,200 SF - Unit A  
2,000 SF - Unit B  
3,200 SF - TOTAL
- **LEASE RATE:** \$14.00 / SF NNN
- **CAM:** \$5.30 / SF

### PROPERTY FEATURES

- Under New Ownership!
- Unit A has One (1) Grade-Level Door
- Unit B has Box-Truck High Doors with the Ability to Add a Ramp
- New Office, Restrooms, Paint, & Light Fixtures!
- 14 Parking Spots Plus a Dumpster Pad
- The Property has Over 130' of Frontage Along Cleveland Avenue (US 41)
- Zoned C-2 (Commercial - Lee County)  
*click [here](#) for permitted uses*



Please Contact:

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YOUR LOCAL MARKET **EXPERT**

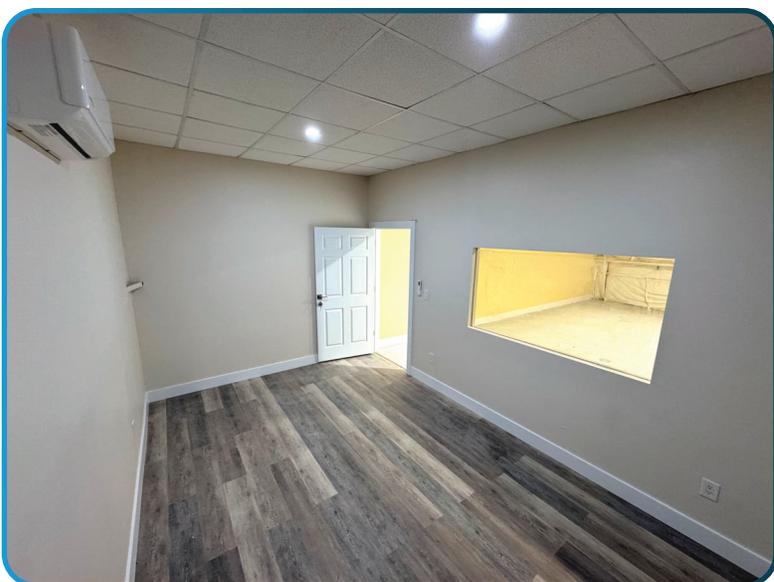
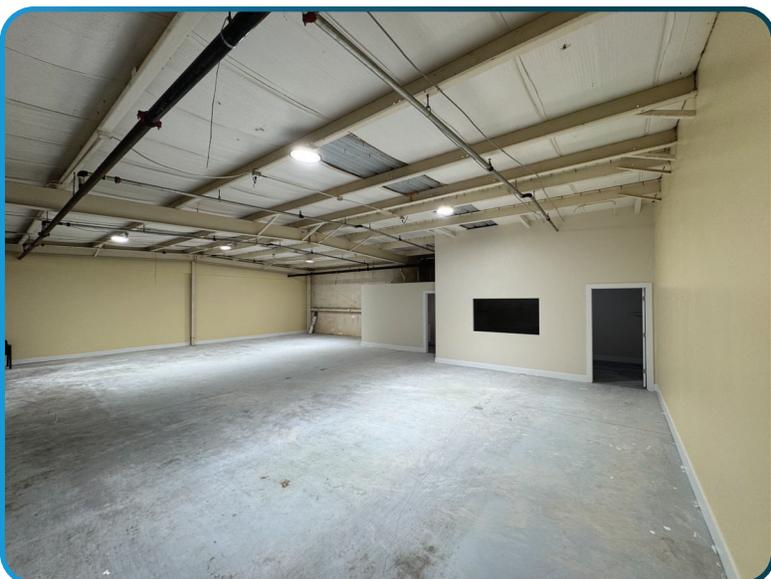
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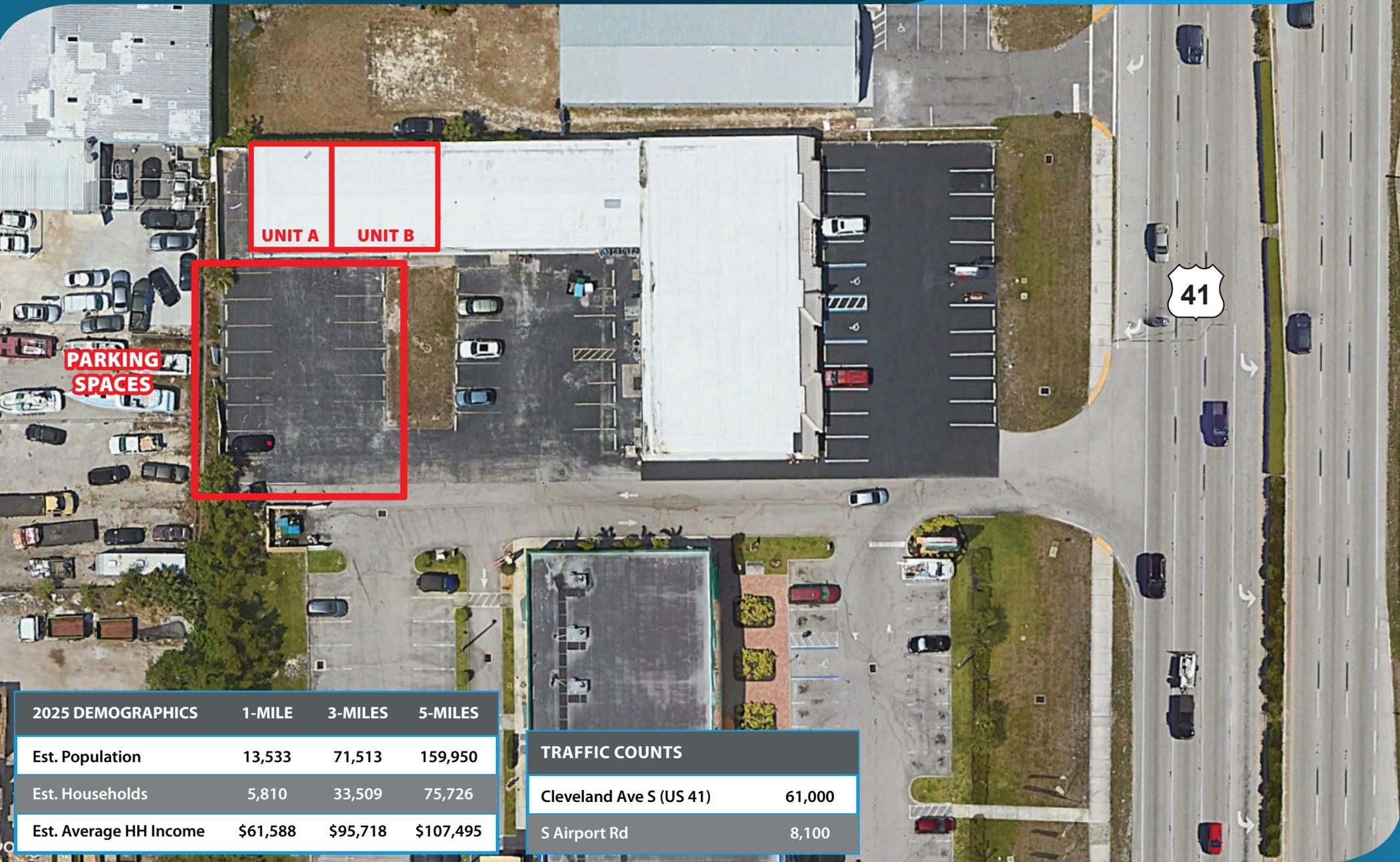
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### 2025 DEMOGRAPHICS

	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)	61,000
S Airport Rd	8,100

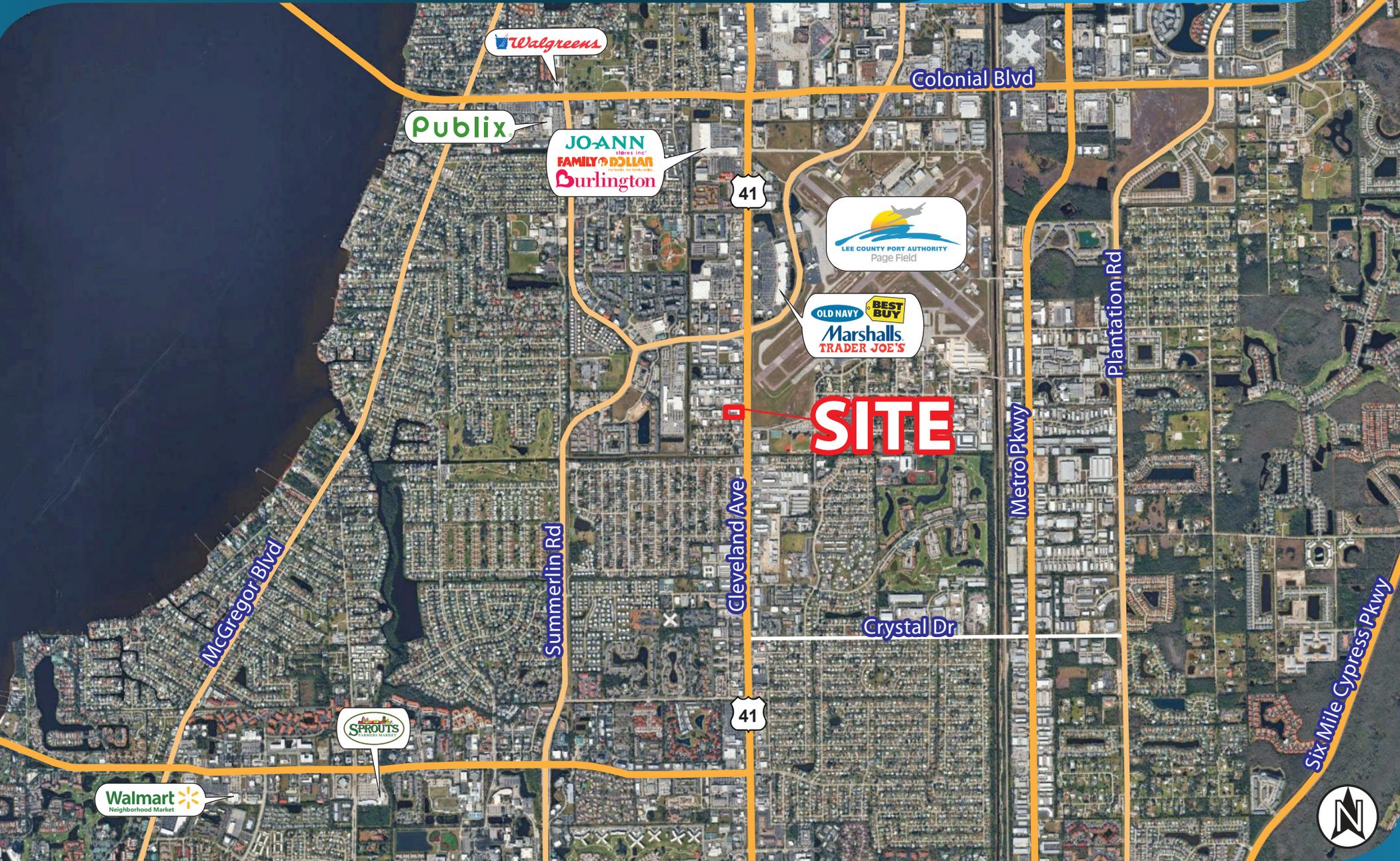
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