



For Lease

Miracle Plaza

4160-4224 Cleveland Ave. | N. Fort Myers | FL

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# Highlights



Miracle Plaza shopping center is located on US 41/Cleveland Avenue in Fort Myers, directly across from Edison Mall. Cleveland Avenue is one of the major thoroughfares in Fort Myers, providing high exposure and easy access to all residential neighborhoods in the area.

## Specifics

- 51,375 SF shopping center
- 5.94 AC lot
- Anchor tenant: David's Bridal
- Parking ratio: 4.28/1,000 SF
- Pylon sign (new concept in development for additional spaces) and building signage available
- Zoning: C1-Commercial
- 3 access points



**Traffic - AADT**  
US 41: 46,000

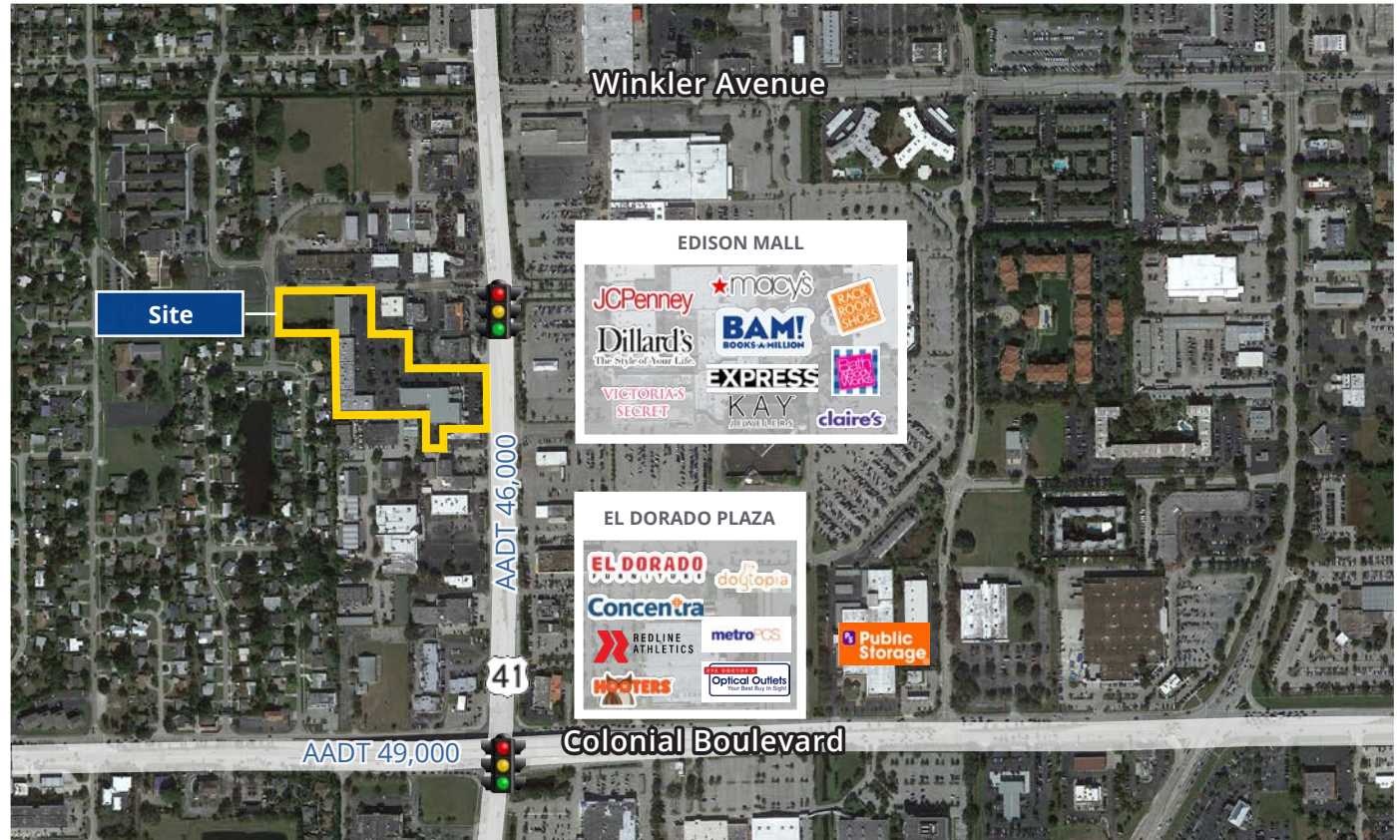
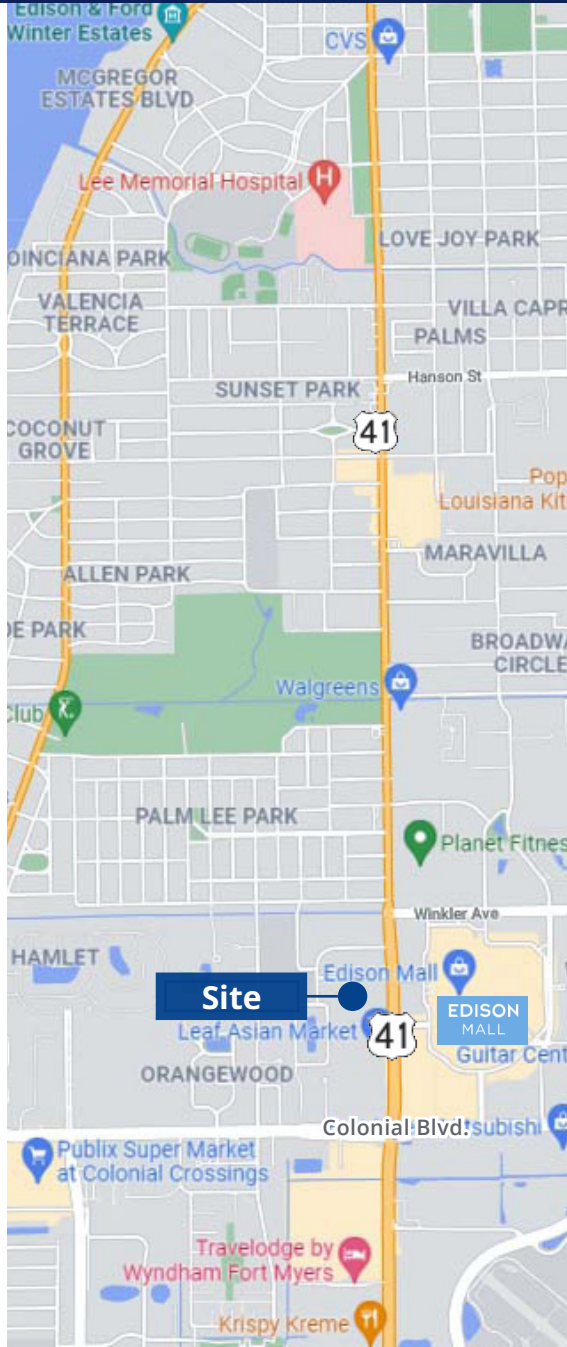
Leasing Rate Starting At:

**\$16.00/SF**

\$7.76/SF NNN

# Location

4160-4224 Cleveland Avenue  
Fort Myers, FL 33901



## Demographics (2024)



**Total Population**  
1-Mile: 10,646  
3-Mile: 67,938  
5-Mile: 167,167



**Daytime Population**  
1-Mile: 16,571  
3-Mile: 102,013  
5-Mile: 218,574



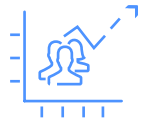
**Median Age**  
1 Mile: 38.5  
3-Mile: 40.5  
5-Mile: 46.7



**Households**  
1-Mile: 4,744  
3-Mile: 29,264  
5-Mile: 74,945



**Average HH Income**  
1 Mile: \$78,549  
3-Mile: \$89,015  
5-Mile: \$96,017

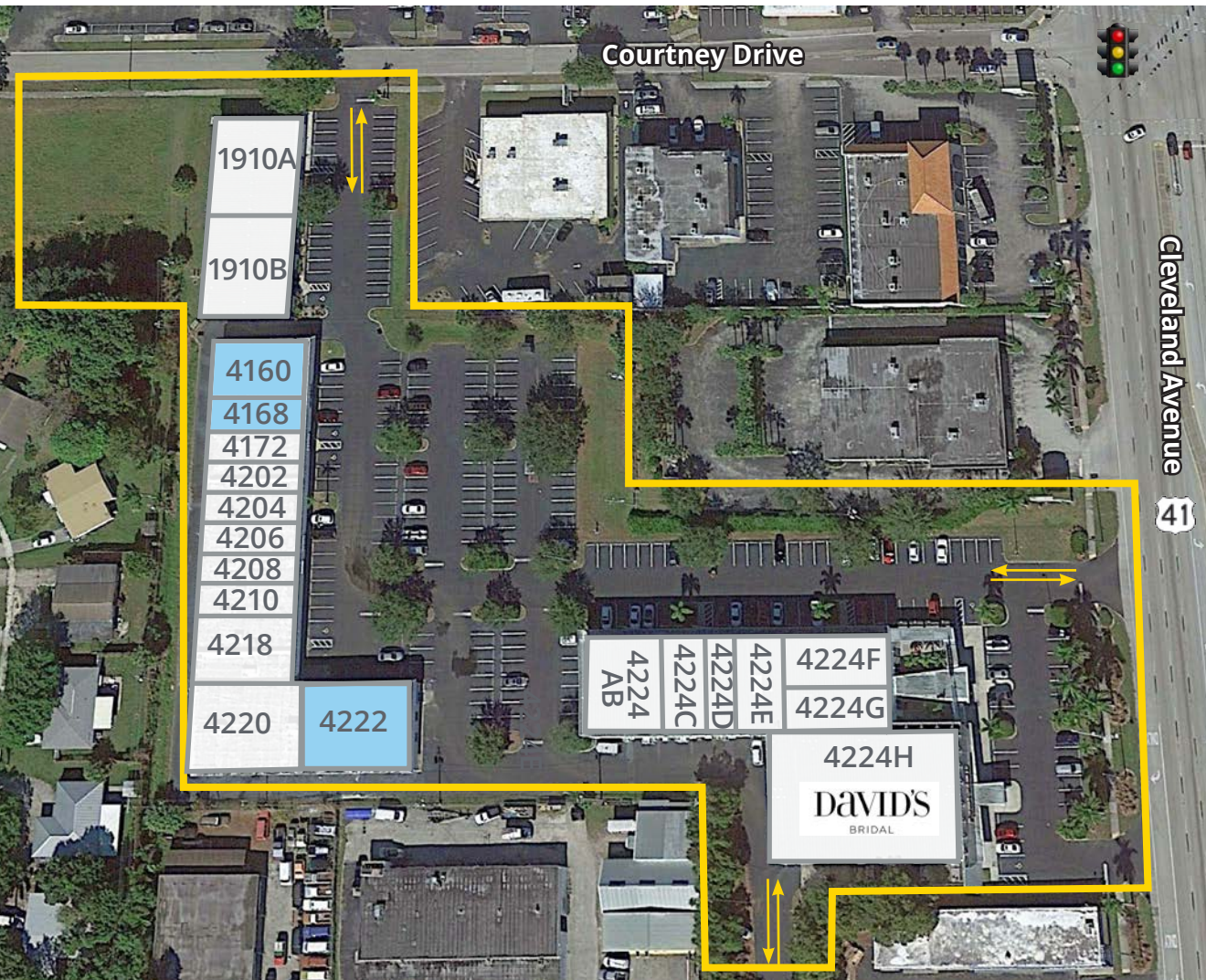


**Population Proj. (24-29)**  
1-Mile: 1.3%  
3-Mile: 4.7%  
5-Mile: 4.4%



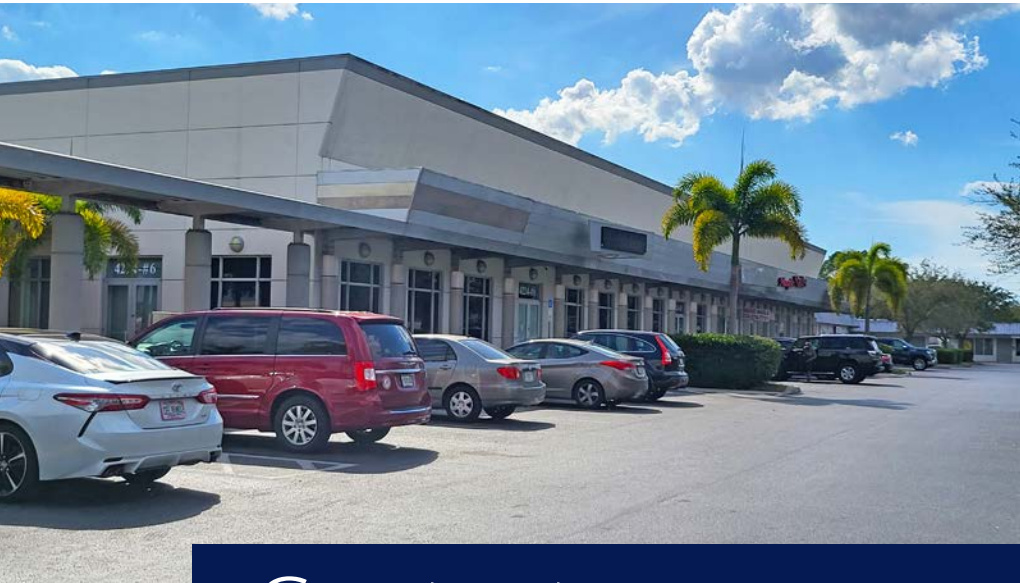
# Availability

- Unit 4160: 2,880 SF - end cap
- Unit 4222: 2,388SF - end cap



## Tenant Roster

Unit	Tenant	Size (SF)
4160	Available	2,880
4168	Available	1,920
4172	Beauty Concepts Salon, LLC	960
4202	Starlight Pole Fitness	960
4204	Stellar Records	960
4206	Ohana Hawaiian Shaved Ice	960
4208	Izabella Hair & Beauty Salon	960
4210	Rotten Hearts	960
4218	Muay Thai Sports Gym	2,900
4220	SJC Boxing	4,900
4222	Available	2,388
1910A	New Edison Food	4,550
1910B	Iglesia De Dios	4,550
4224 AB	Event Center	2,650
4224 C	Cubamax	1,350
4224 D	Magic Nails	970
4224 E	Juliana's Nail Supply	1,305
4224 F	Royal Arcade	2,650
4224 G	The Garden of Eden Adult Day Care	2,602
4224 H	David's Bridal	10,000
Total	Total	51,375



# Contact

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Colliers Top 25 West & Central FL Brokers (2024)

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