



3535 CLEVELAND AVE
FORT MYERS FL 33901

AUTOMOTIVE OR
REDEVELOPMENT
OPPORTUNITY

0.94 ACRES

NEWMARK

AUTOMOTIVE

PROPERTY OVERVIEW

Automotive Opportunity Prime Fort Myers Corridor

Located along Cleveland Avenue/US-41, one of Fort Myers' busiest commercial corridors, this property offers a rare chance to secure a turnkey automotive site in the heart of a thriving trade area. With nearly .94 acres of land and a 2,166 sq ft structure, the site is already equipped for auto-related operations while also offering excellent flexibility for future commercial redevelopment.

Turnkey Automotive Site - Previously operated as a long-standing dealership with fencing, a car lift, and supporting infrastructure already in place.

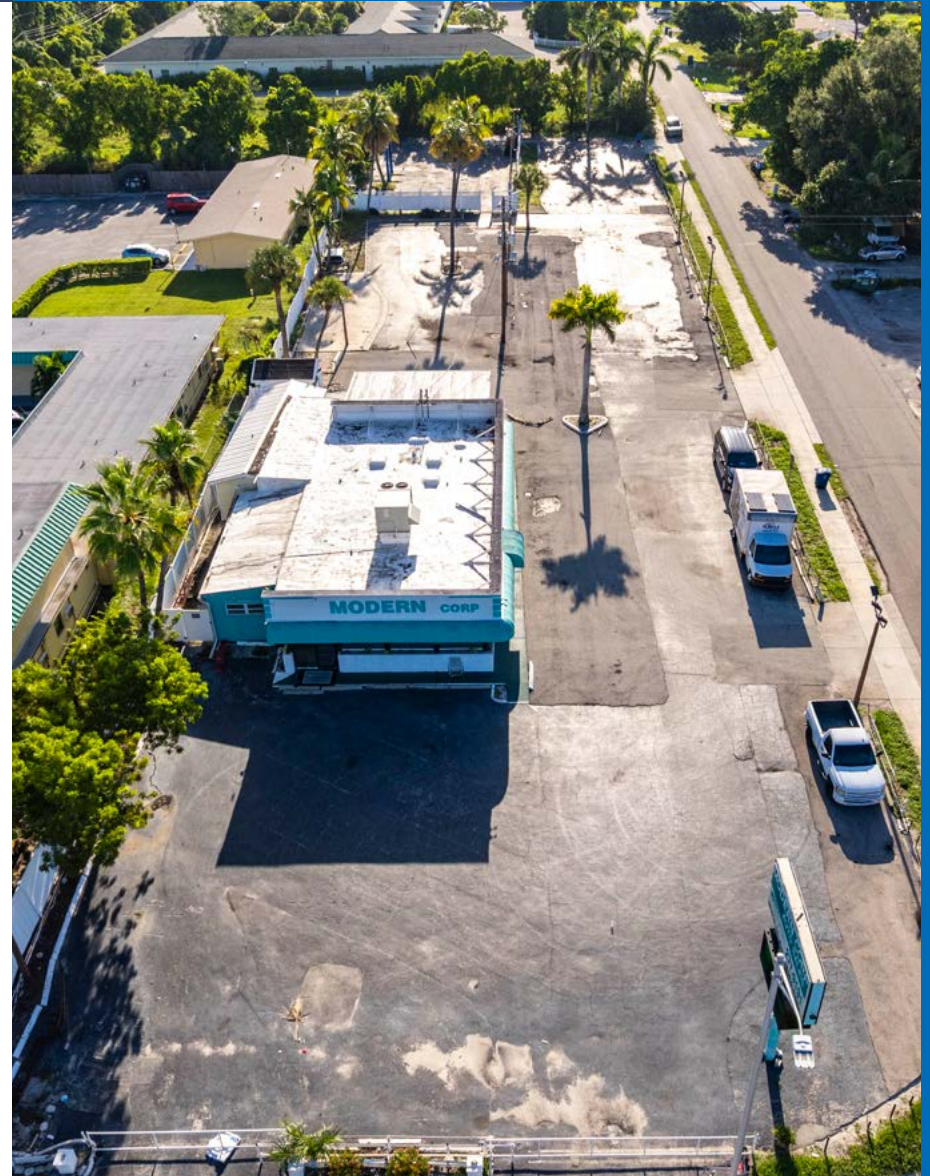
Ample Lot Size & Improvements - ~2,166 sq ft building on nearly 1 acre, providing room for display, storage, and expansion.

Zoning Flexibility (C-1 Commercial) - Supports a wide range of uses including automotive, retail, and other commercial ventures.

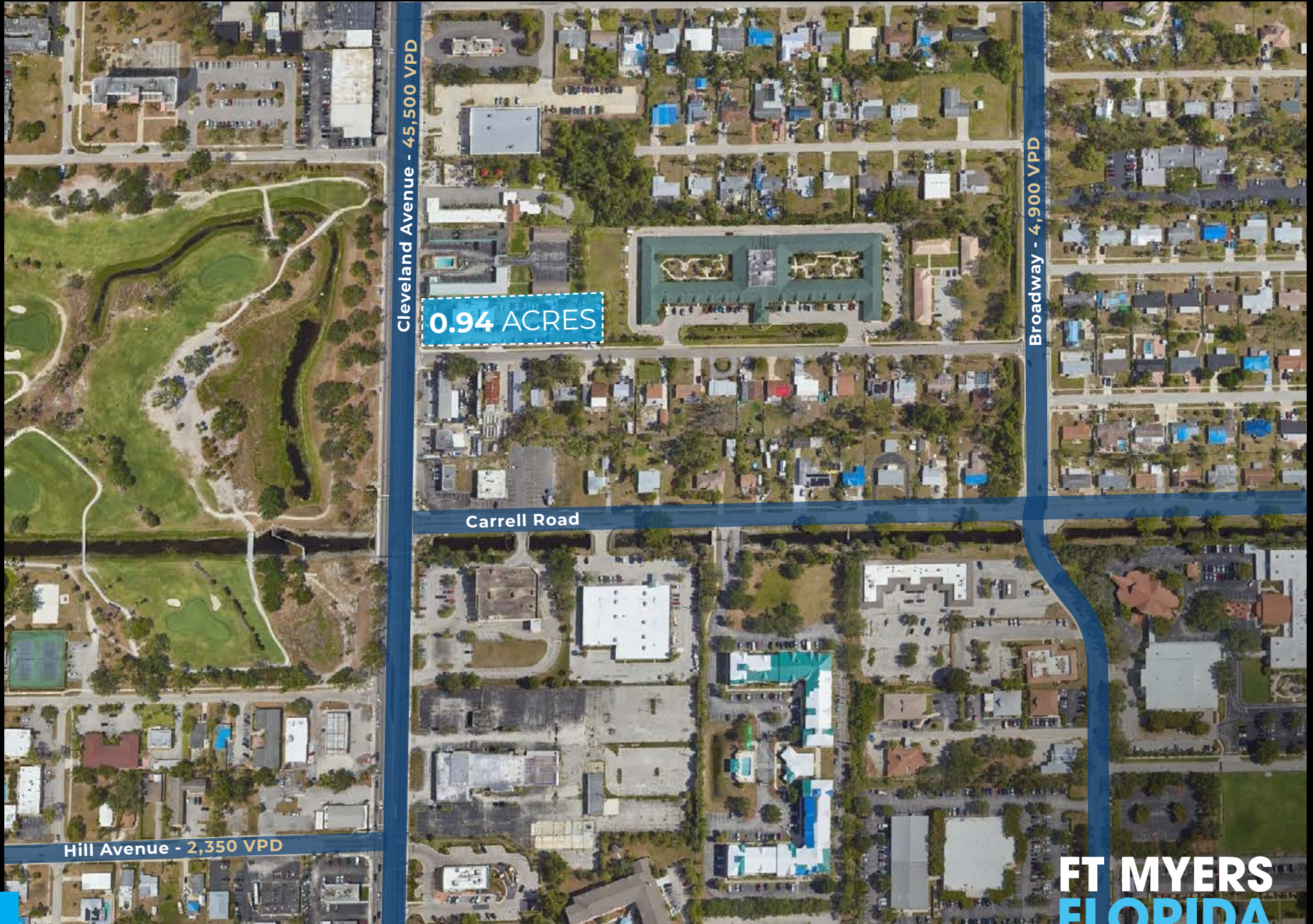
High Traffic Visibility - Positioned on US-41 with ~55,000 vehicles per day, maximizing exposure.

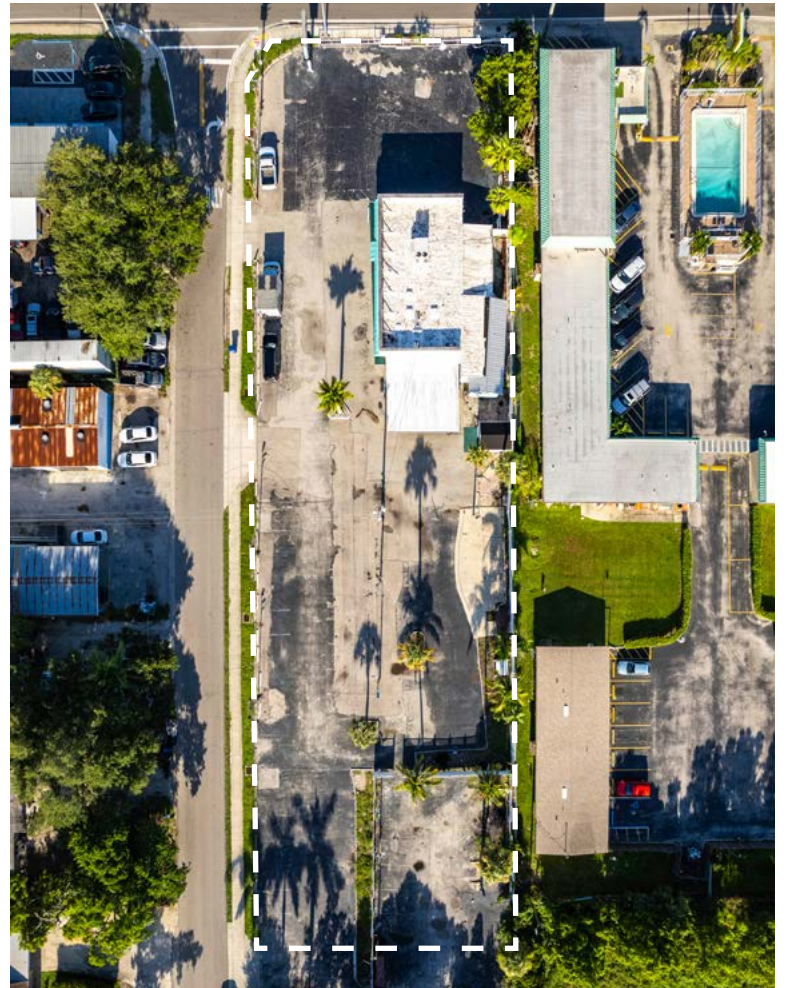
Retail & Lifestyle Hub - Less than half a mile from Edison Mall, a major regional shopping destination with over 130 stores and dining options.

Future Growth Corridor - Within the Cleveland Avenue Redevelopment Area, where \$6M in enhancements are planned, including improved streetscapes, walkability, and business frontage upgrades.



AERIAL OVERVIEW





Demographics

Fort Myers: A Region on the Rise

Thriving Population Growth

New Jobs & Industry

Infrastructure & Aviation Expansion

Population Surge - 6th fastest-growing U.S. city (2020–2021), with continued momentum today.

Employment Boom - 3.2% job growth in 2024 across construction, healthcare, hospitality, and more.

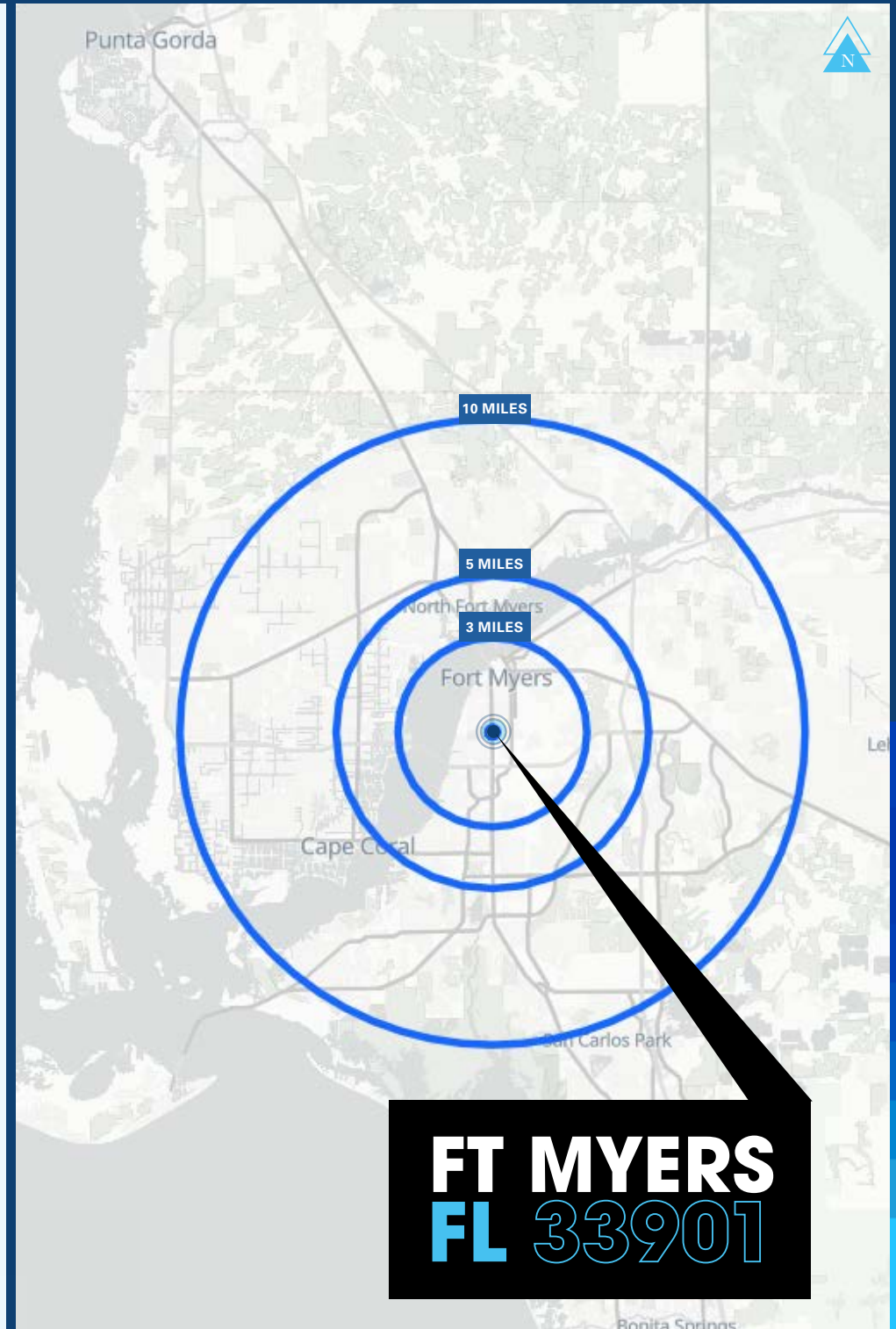
Industrial Development - Millions of sq ft of industrial space in build-out; major players like Amazon, IKEA, and Ferguson relocating here.

Airport Expansion - \$1.1B terminal upgrade at RSW through 2027; supporting regional tourism and business.

Housing Demand - 45 new homes needed daily as the county grows toward 1 million residents.

Economic Diversity - Health, tech, professional services, and logistics sectors thriving.

	5 Miles
2024 Total Population	170,863
2024-2029 Population Growth Rate	3.7%
2024 Total Households	72,376
2029 Total Projected Household Income	85,599
2024 Average Household Income	\$75,353



FORT MYERS

FL 33901



0.94 Acres

Automotive or Retail Redevelopment Opportunity

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AUTOMOTIVE

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