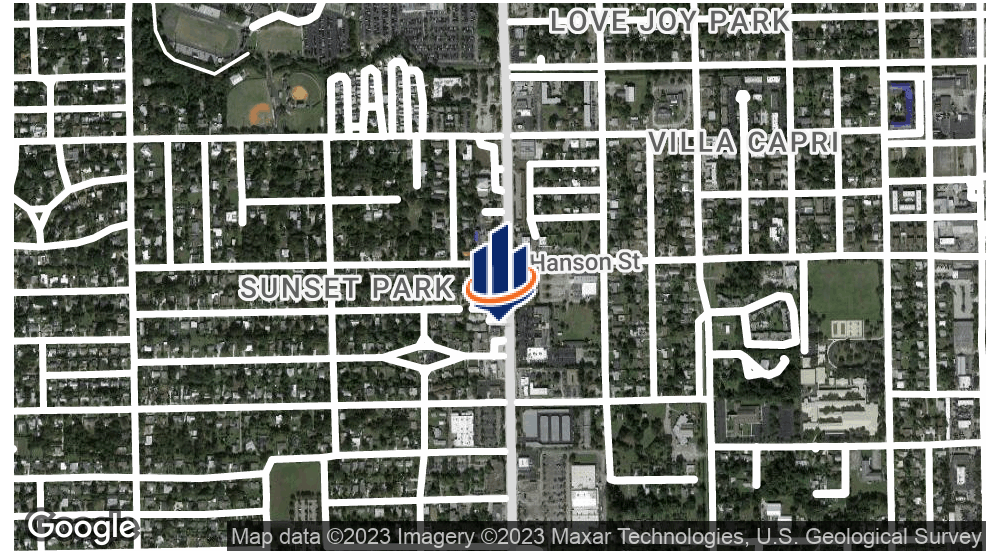


SALE / LEASE
3038-3052 Cleveland Ave, Fort Myers
3038-3052 CLEVELAND AVE.
Fort MyersF, FL 33901

PRESENTED BY:

LAURI ALBION
O: 239.851.5492
lauri.albion@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Call for Details
LEASE RATE:	Call for details
BUILDING SIZE:	2,720 SF
LOT SIZE:	0.69 Acres
PRICE / SF:	-
YEAR BUILT:	1985
ZONING:	C-1

LAURI ALBION

O: 239.851.5492

lauri.albion@svn.com

PROPERTY OVERVIEW

3038-3052 Cleveland Ave is a commercial property located in the heart of Fort Myers, Florida. There is a perpetual easement for the billboard, which is excluded from the sale. The retail building has a total of approximately 2,720 square feet of retail space. The property is situated on a highly visible corner lot on Cleveland Ave, which is one of the busiest roads in Fort Myers. This location provides excellent exposure for the businesses located in the building and makes it easily accessible to both foot and vehicular traffic.

PROPERTY HIGHLIGHTS

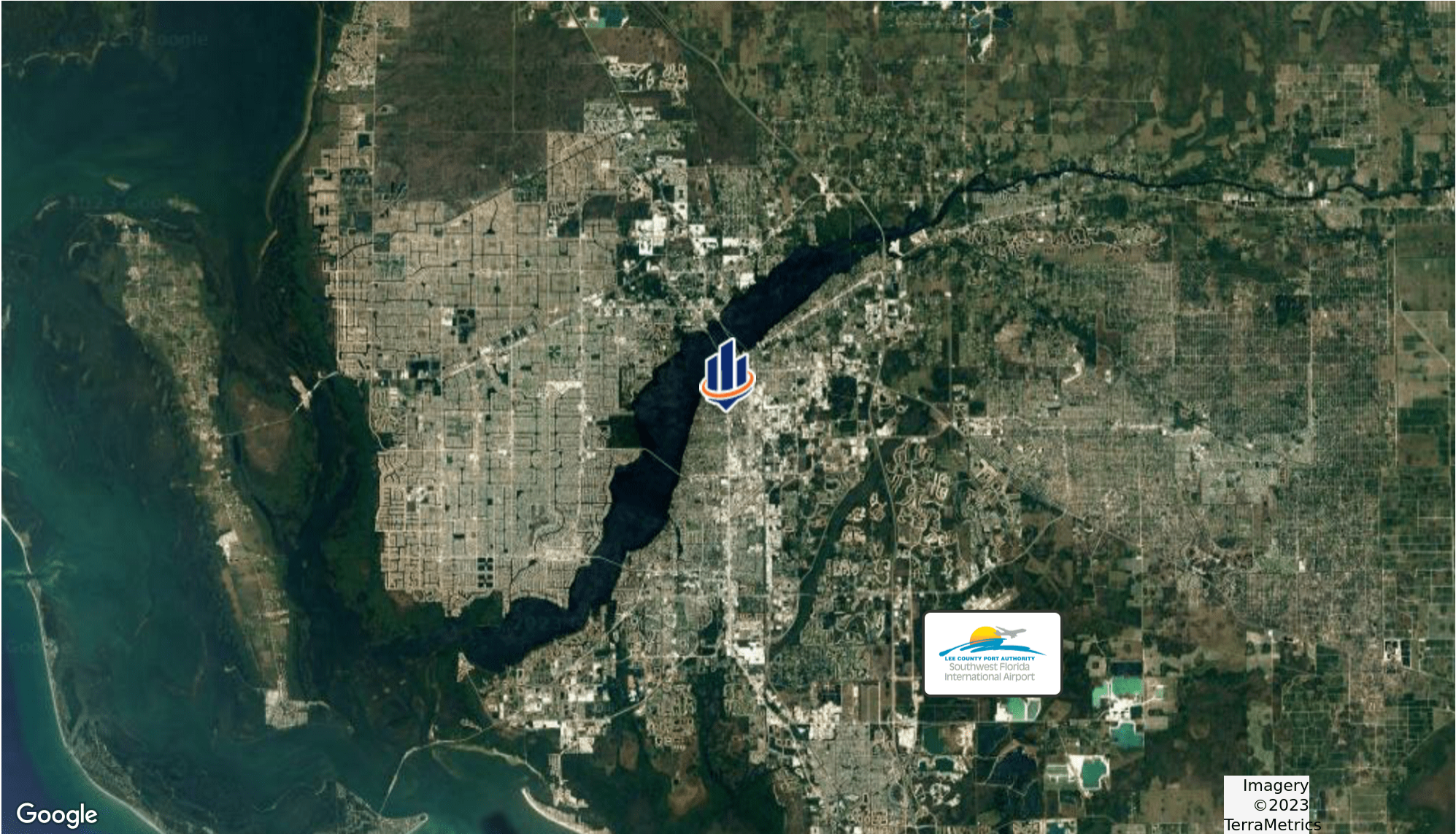
- Busy Cleveland Ave location close to downtown
- Very busy main thoroughfare with over 43,000 AADT
- Former Circle K Gas and Convenience store location with a clean environmental report
- .69 acres fenced for security
- C-1 Zoning allows for a wide range of uses, including auto dealer and multiple retail uses.
- Gas and Convenience store exclusion

ADDITIONAL PHOTOS



LAURI ALBION
O: 239.851.5492
lauri.albion@svn.com

LOCATION MAP



LAURI ALBION
O: 239.851.5492
lauri.albion@svn.com

DEMOGRAPHICS MAP & REPORT

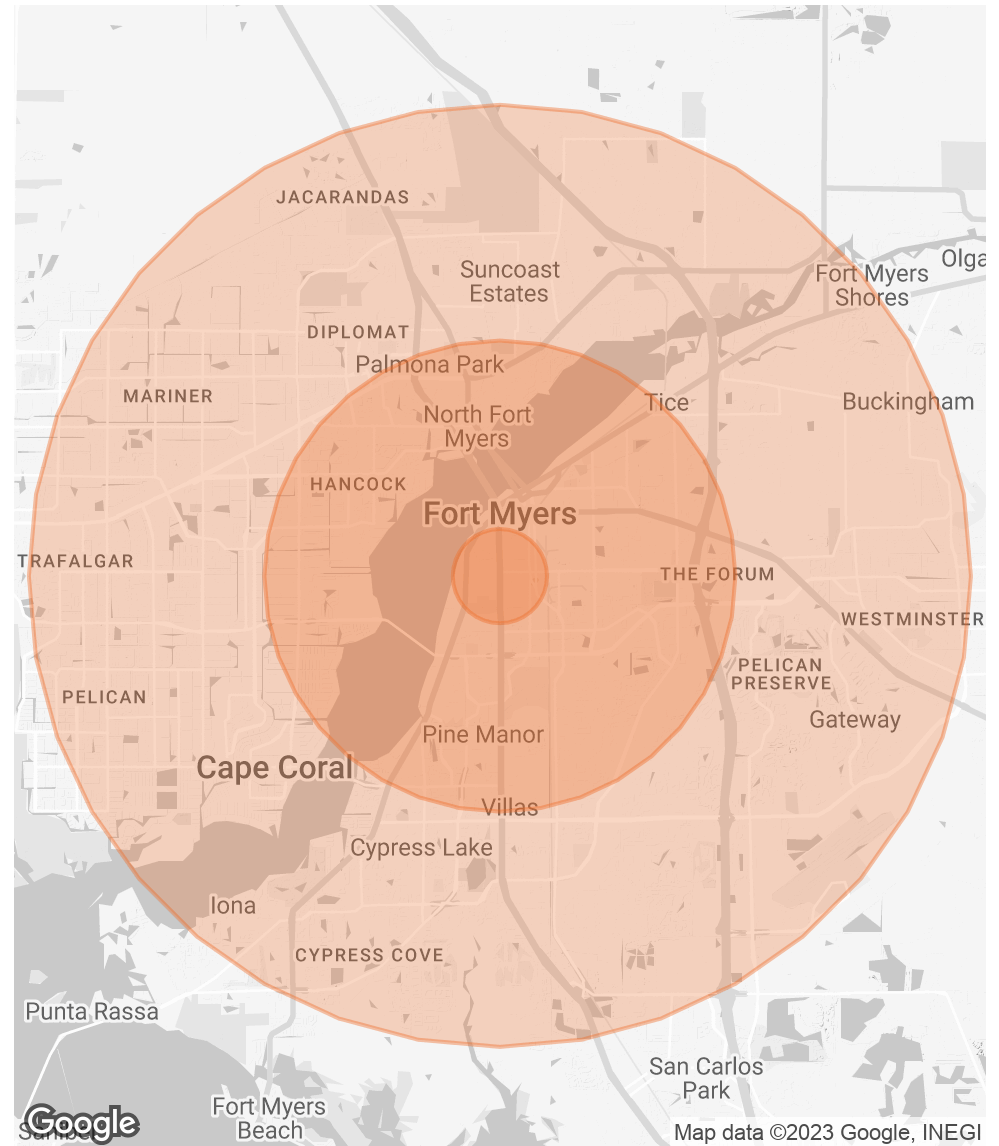
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION (2022)	10,313	44,816	132,110
AVERAGE AGE	42	40.5	44
2027 POPULATION PROJECTON	12,466	62,581	182,585
ANNUAL GROWTH RATE (22-27)	2.4%	2.7%	2.7%

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,157	19,027	55,870
# OF PERSONS PER HH	2.4	2.2	2.3
AVERAGE HH INCOME	\$57,051	\$65,287	\$71,358
MEDIAN HOUSE VALUE	\$172,849	\$203,480	\$213,190

* Demographic data derived from CoStar data



LAURI ALBION

O: 239.851.5492

lauri.albion@svn.com