

PLAZA 41 SOUTH 12575 S CLEVELAND AVE. FORT MYERS, FL 33907



COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



For Lease

GLA	±14,560 SF
AVAILABLE SF	± 2,817 SF
RATE	\$25-\$30
CAM	\$8.79
YEAR BUILT	2004
PARKING RATIO	± 4.67 / 1,000 SF
ZONING	C-2
SIGNAGE	Monumental Signage

Space Highlights

- Units are sprinklered, offer one ADA restroom in each unit, rear exit door, building and pylon signage available. ±280' of direct frontage and signage on Cleveland Ave.
- Units have ample plumbing and electrical outlets for various uses.
- NO adult arcade permitted.

Unit	Unit Size	Lease Rate	CAM	Monthly Rent
Unit 7/8	2,817 SF	\$25.00 NNN	\$8.79	\$7,932.20
Unit 7	1,400 SF	\$30.00 NNN	\$8.79	\$4,525.50
Unit 8	1,417 SF	\$30.00 NNN	\$8.79	\$4,580.45

GARY TASMAN
CEO / Principal Broker
(239) 489-3600
gtsaman@cpswfl.com

GRETCHEN SMITH
Senior Director
(239) 489-3600
gsmith@cpswfl.com

Better never settles