

FOR LEASE

# Plaza 41 South

12575 S Cleveland Ave. Fort Myers, FL 33907



COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA



## Property Highlights

Address	12575 S Cleveland Ave. Fort Myers, FL 33907	CAM	\$9.09 / SF
Year Built	2004	Parking	4.67/1,000 SF
Total Bldg. SF	14,560 SF	Zoning	C-2
Available SF	2,817 SF	Signage	Monumental Signage
Rate	\$25.00/ SF		

Unit Number	Square Footage	Base Rent NNN	CAM / SF	Total
Unit 7-8	2,817 SF	\$25.00 / SF	\$9.09	\$8,002.63

- Located in the heart of Fort Myers retail and shopping district
- Incredible visibility on US 41 just North of College Parkway
- High traffic counts (56,000 AADT on 41) & growing fast
- Ample Parking
- Zoning offers multiple acceptable uses to include personal services, retail, restaurant, and more.
- Access from Austin Street
- Exterior painted and new roof in 2024

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