

3210 CLEVELAND AVE. FORT MYERS, FL



CUSHMAN &
WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



Property for Lease **\$15.00** NNN

Property Highlights

- Located in close proximity to Downtown Fort Myers.
- $\pm 280'$ of direct frontage and signage on Cleveland Ave.
- Property benefits from high traffic counts as well as ample parking.
- Built-out office space, perfect for medical or professional office users.

GLA	$\pm 34,073$ SF
LAND AREA	$\pm 125,440$ SF / 2.88 AC
YEAR BUILT	1966
FRONTAGE AND TRAFFIC	$\pm 280'$ on Cleveland Ave 46,500 (AADT)
PARKING RATIO	± 5.30 / 1,000 SF
ZONING	CI - Commercial Intensive
SUBMARKET	City of Fort Myers

Unit Size	Lease Rate	CAM	Monthly Rent*
11,212 SF	\$15.00 NNN	\$9.00	\$22,424.00

*Taxes not included

Better never settles

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

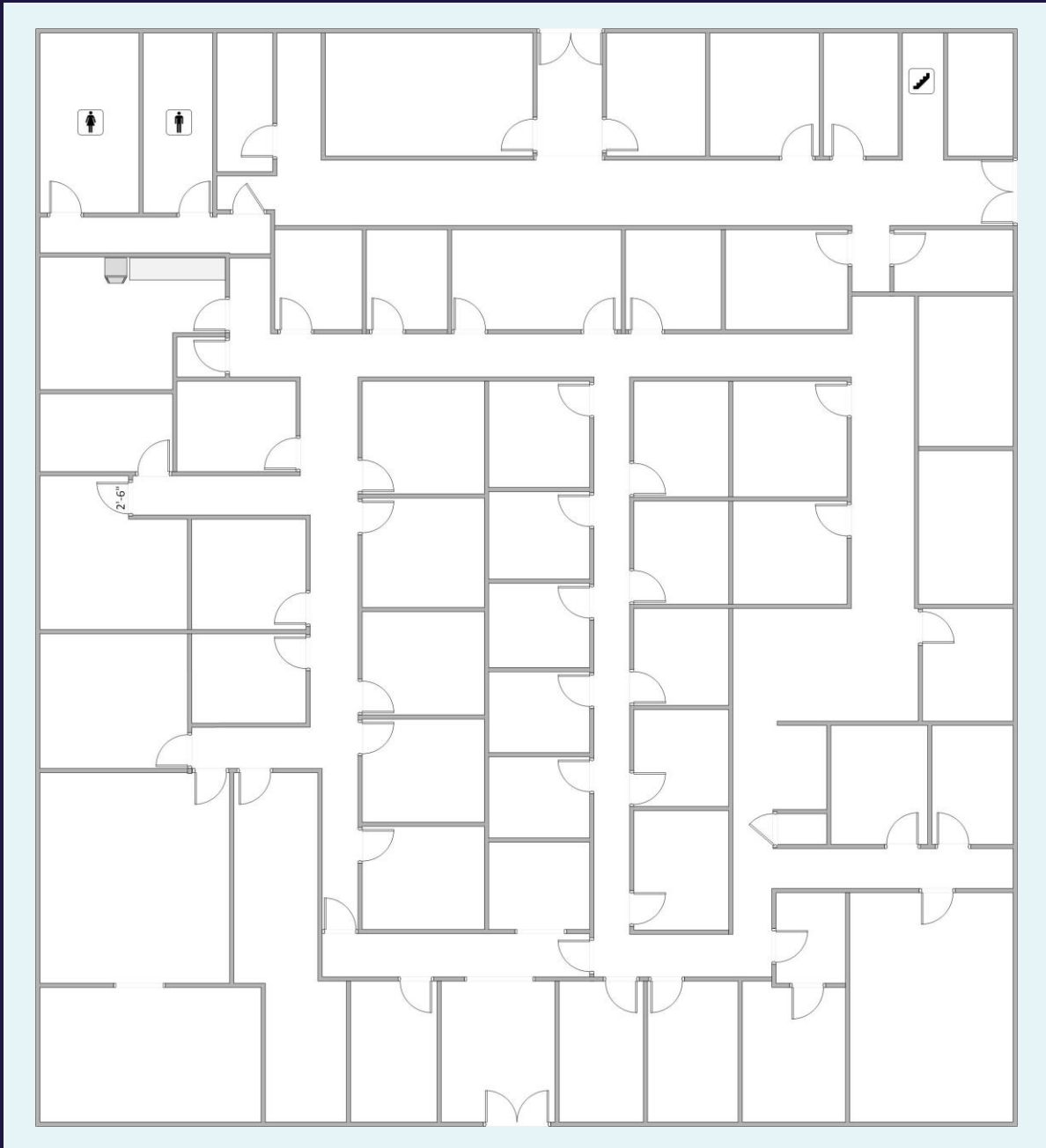
SHAWN STONEBURNER
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Unit 101 Build-out 11,212 SF



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CENTRAL LOCATION:

FORT MYERS SERVES AS A THRIVING HUB FOR BUSINESS, TOURISM, AND GROWTH IN SOUTHWEST FLORIDA. WITH A STRONG ECONOMY, EXPANDING POPULATION, AND PROXIMITY TO THE AIRPORT, BEACHES, AND MAJOR EMPLOYERS, IT'S A PRIME DESTINATION FOR COMMERCE AND DEVELOPMENT.

2024 Demographics	1-Mile	3-Miles	5-Miles
Total Population	13,095	54,874	159,006
Total Households	4,840	25,023	72,122
Annual Population Growth 2024-2029	3.1%	3.6%	3.7%
Average Household Income	\$63,649	\$67,027	\$74,048
Median Age	38.2	39.3	42.6

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