

# 3210 CLEVELAND AVE. FORT MYERS, FL



CUSHMAN &  
WAKEFIELD

COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA



## Property for Sale

# \$6,814,600

### 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
- Ample parking to accommodate medical tenants
- Units 100 and 200 are leased to OrthoKagan: Fort Myers Orthopedic Surgeons.
  - 21,211 SF
  - Lease Expiration: 12/28/29
  - 2025 Annual Rent: \$394,190.16

GLA	$\pm 34,073$ SF
% LEASED	62.25%
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	$\pm 5.30$ / 1,000 SF
ZONING	CI - Commercial Intensive
SUBMARKET	City of Fort Myers

Better never settles

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

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