

ANCHOR SPACE AVAILABLE – JOIN FORT MYERS’ GROWING RETAIL HUB



4003 CLEVELAND AVE.

FORT MYERS, FL 33901

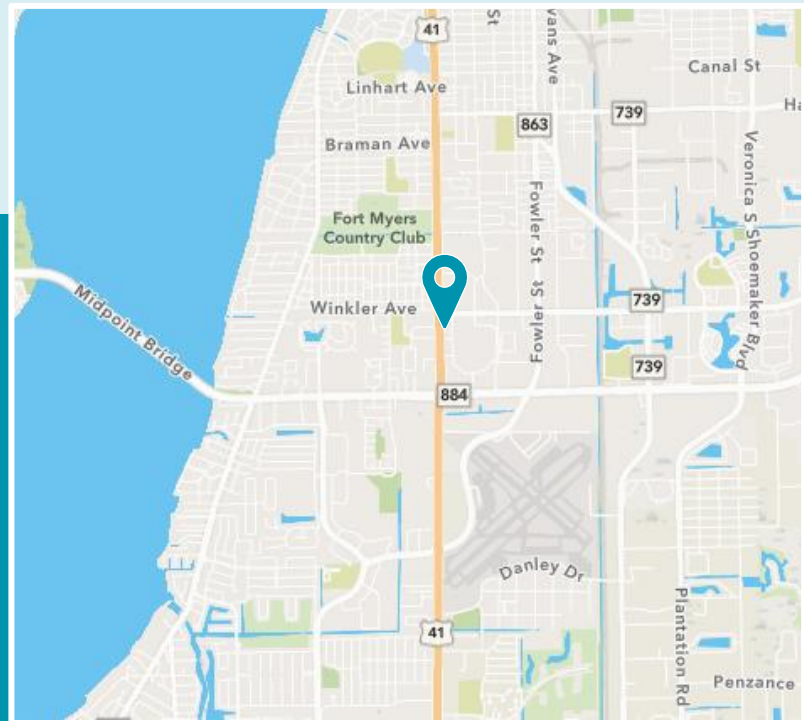


**CALL FOR
DETAILS**



**UP TO 40,000
SF**

- ▶ Formerly occupied by Sears — prime repositioning opportunity
- ▶ Exceptional visibility and signage potential along Cleveland Ave (US-41)
- ▶ Surrounded by national retailers, restaurants, and dense rooftops
- ▶ Ample surface parking with a desirable ratio for retail users
- ▶ Join strong incoming tenant mix including:
 - ▶ Win-Mart (62,000± SF)
 - ▶ Gohan A.Y.C.E. Buffet (17,000± SF)
 - ▶ Hungry Cow (10,000± SF)



**CUSHMAN &
WAKEFIELD**

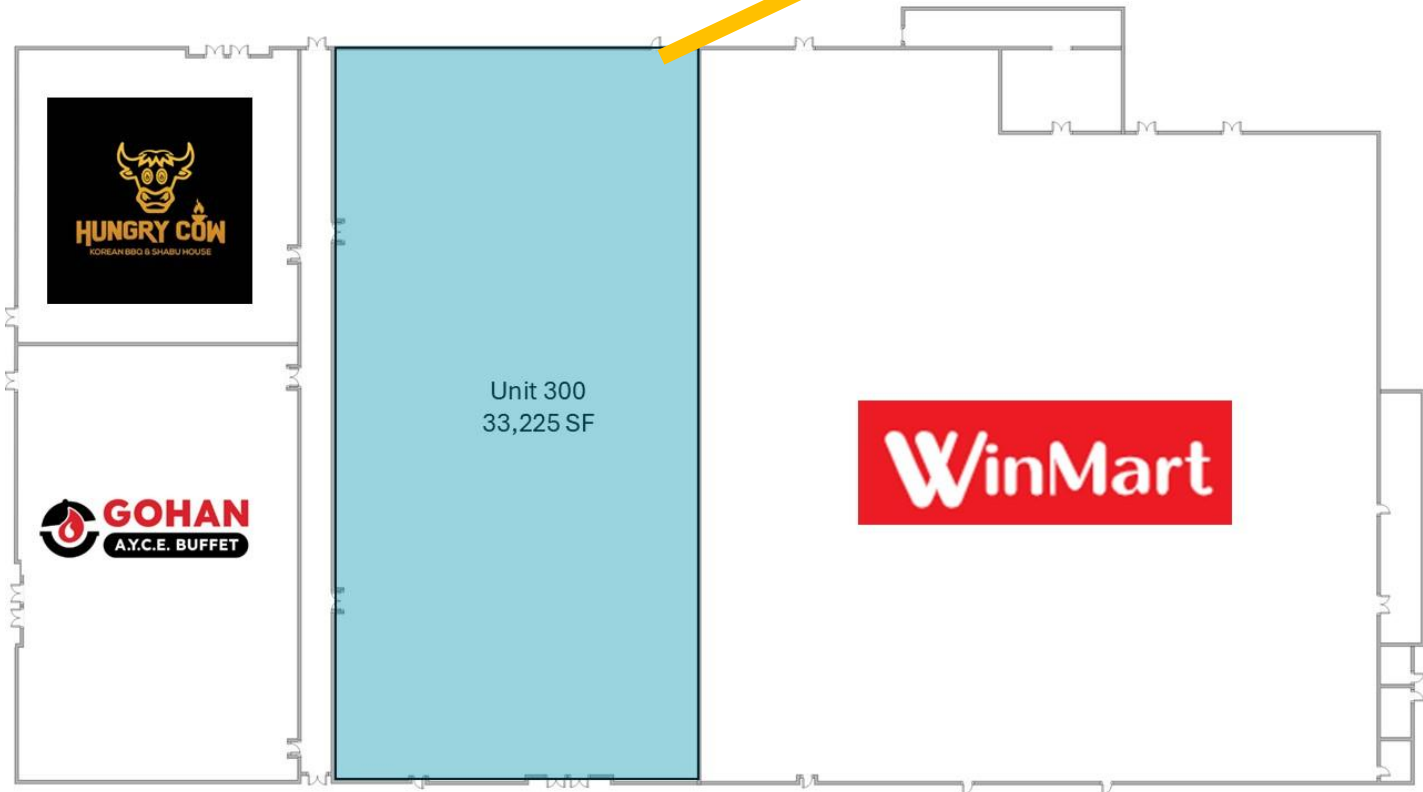
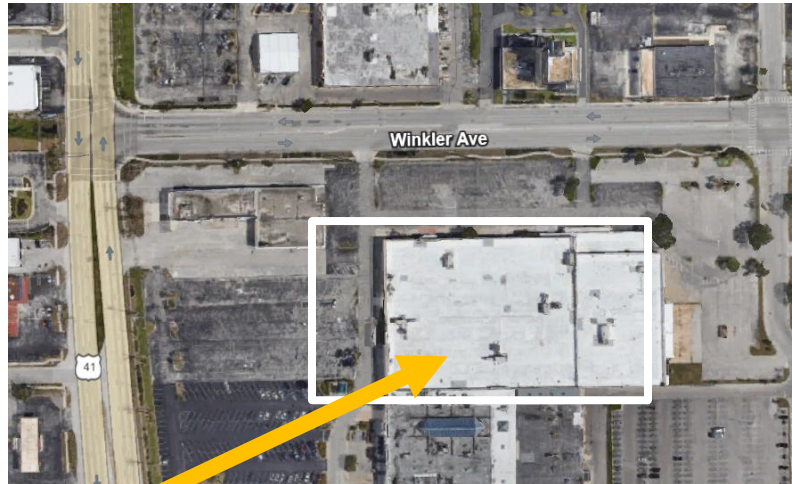
**COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA**

Availabilities

Unit	Unit Size	Rate	CAM	Total*
300	33,225 SF	\$10.00 NNN	TBD	\$27,687.50

*Taxes and CAM not included

- Join WinMart, Hungry Cow, and Gohan A.Y.C.E. Buffet
- Many retail uses approved
- Unit benefits from high foot traffic and ample parking
- Multiple entrances to the unit for accessibility from either parking lot
- Anchor building in the Edison mall
- Unit available Q2 2026



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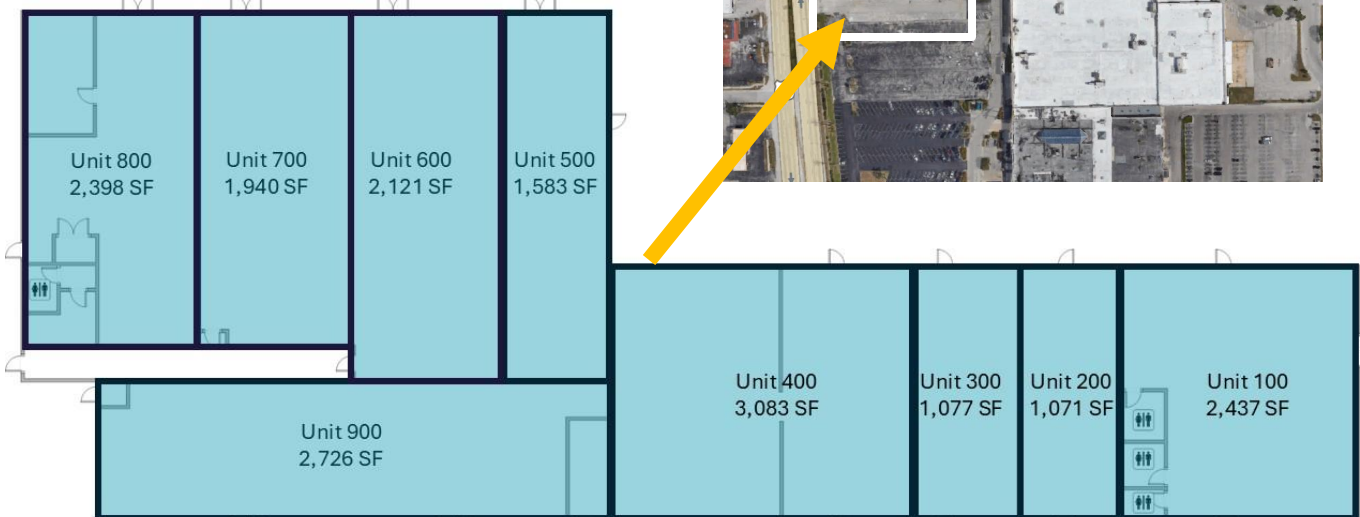
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Availabilities

Unit	Unit Size	Rate	CAM	Total*
100	2,437 SF	\$10.00	TBD	\$2,030.83
200	1,071 SF	\$10.00	TBD	\$892.50
300	1,077 SF	\$10.00	TBD	\$897.50
400	3,083 SF	\$10.00	TBD	\$2,569.17
500	1,583 SF	\$10.00	TBD	\$1,319.17
600	2,121 SF	\$10.00	TBD	\$1,767.50
700	1,940 SF	\$10.00	TBD	\$1,616.67
800	2,398 SF	\$10.00	TBD	\$1,998.33
900	2,726 SF	\$10.00	TBD	\$2,271.67

- Free-standing building at the corner of US-41 and Winkler Ave.
- Units available Q2 2026
- Unit size options range from 1,071-18,436 SF
- Many retail uses approved

*Taxes and CAM not included



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COMMERCIAL
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AERIAL MAP



167,802
2024 POPULATION



3.7%
POPULATION GROWTH



\$77,753
AVG HH INCOME

WITHIN 5-MILE RADIUS

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