



FOR SALE | \$3,500,000*

Real Estate Offering with Business Portfolio Opportunity

1,584 Square Feet Freestanding Retail Building | 11200 S Cleveland Ave, Fort Myers, FL

This offering presents a stabilized single-tenant investment opportunity featuring a freestanding Batteries Plus retail property in the South Fort Myers/San Carlos submarket. Built in 1994 on approximately 0.38 acres, the property is secured by a long-term lease and offers investors a passive, income-producing asset backed by a nationally recognized brand.

Qualified buyers also have the exclusive opportunity to acquire the operating business portfolio, consisting of four established Batteries Plus locations in Fort Myers, Cape Coral, Naples, and Bonita Springs. The businesses are offered as a single package and may be purchased independently or alongside the Fort Myers real estate.

Highlights

Freestanding
single-tenant retail
investment

Long-term lease
to an established
national tenant

**Prime US-41
frontage**
with excellent
visibility and
access

Located in a high-
growth Southwest
Florida trade
area

Passive income
opportunity
with long-term
investment appeal

Optional acquisition
of the four-store Southwest
Florida Batteries Plus
operating business portfolio

***Price includes Business, Real Estate only price to be negotiated.**



11200 S Cleveland Ave Fort Myers, FL 33907 | 1,584 SF

Positioned for Long-Term Value

Located along US-41, one of Fort Myers’ primary commercial corridors, the property offers excellent visibility, convenient access, and a long-established retail presence. Leased to Batteries Plus, the freestanding building presents investors with a stabilized, single-tenant asset backed by a nationally recognized brand.

The surrounding trade area continues to benefit from sustained population growth, expanding residential development, and a mature consumer base, supporting long-term retail demand and the property’s investment appeal.

Why Fort Myers

One of Southwest Florida’s fastest-growing markets creates a strong foundation for long-term tenant performance and real estate value.



Fort Myers

163,299
Population

77,668
Households

\$77,707
Median
Household Income

50.0
Median Age

12,383
2026 Total
Businesses (NAICS)

115,598
2026 Total
Employees (NAICS)

Expand Beyond the Real Estate

For investors seeking more than passive real estate ownership, this offering includes the opportunity to acquire four established Batteries Plus operating businesses across Fort Myers, Cape Coral, Naples, and Bonita Springs. Together, the portfolio provides immediate operating scale, a recognized national brand, and a business model built on recurring demand across Southwest Florida.

A Proven Brand with Diversified Revenue

For more than 35 years, Batteries Plus has evolved from a specialty battery retailer into a nationally recognized franchise with more than 700 locations. Today, each store benefits from multiple complementary product and service offerings, creating a diversified business model supported by both residential and commercial customers.

