



LSI
COMPANIES

OFFERING MEMORANDUM

11286 S. CLEVELAND AVENUE

COMMERCIAL BUILDING ON US-41 FOR SALE - FORT MYERS, FL

PROPERTY SUMMARY

Property Address: 11286 S. Cleveland Ave. (US-41)
Fort Myers, FL 33907

County: Lee

Property Type: Commercial Building

Property Size: 0.31± Acres

Building Size: 4,212± Sq. Ft

Zoning: Commercial (C-1)

Tax Information: \$7,665.12 (2025)

STRAP Number: 11-45-24-02-00010.0010

LIST PRICE:
\$1,485,000

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SALES EXECUTIVE



Mike Trivett
Sales Associate



DIRECT ALL OFFERS TO:

Mike Trivett

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OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

LSI Companies presents a 4,212± Sq. Ft. vacant commercial building with 125' of frontage on S. Cleveland Avenue (US-41).

Situated just south of Page Field Airport within a highly active commercial district, the building is currently in shell condition, and ready for flexible build-out options, with the ability to be utilized as single-tenant, or demised into multiple units, with doors already in place. The property access from S. Cleveland Avenue (US-41) has a dedicated turn-lane, with 2 right-in right-out points from the property.



UNIT 103 HIGHLIGHTS

- 4,212± Sq. Ft.
- Features monument signage
- High visibility from S. Cleveland Ave. (US-41) - AADT 53,000±
- Potential for single-tenant or (4) units
- (10) Parking Spaces
- Dedicated turning lane from S. Cleveland Ave. (US-41)
- 2 Right-In / Right-Out access points
- Commercial zoning allows for a wide variety of uses



APPROVED USES



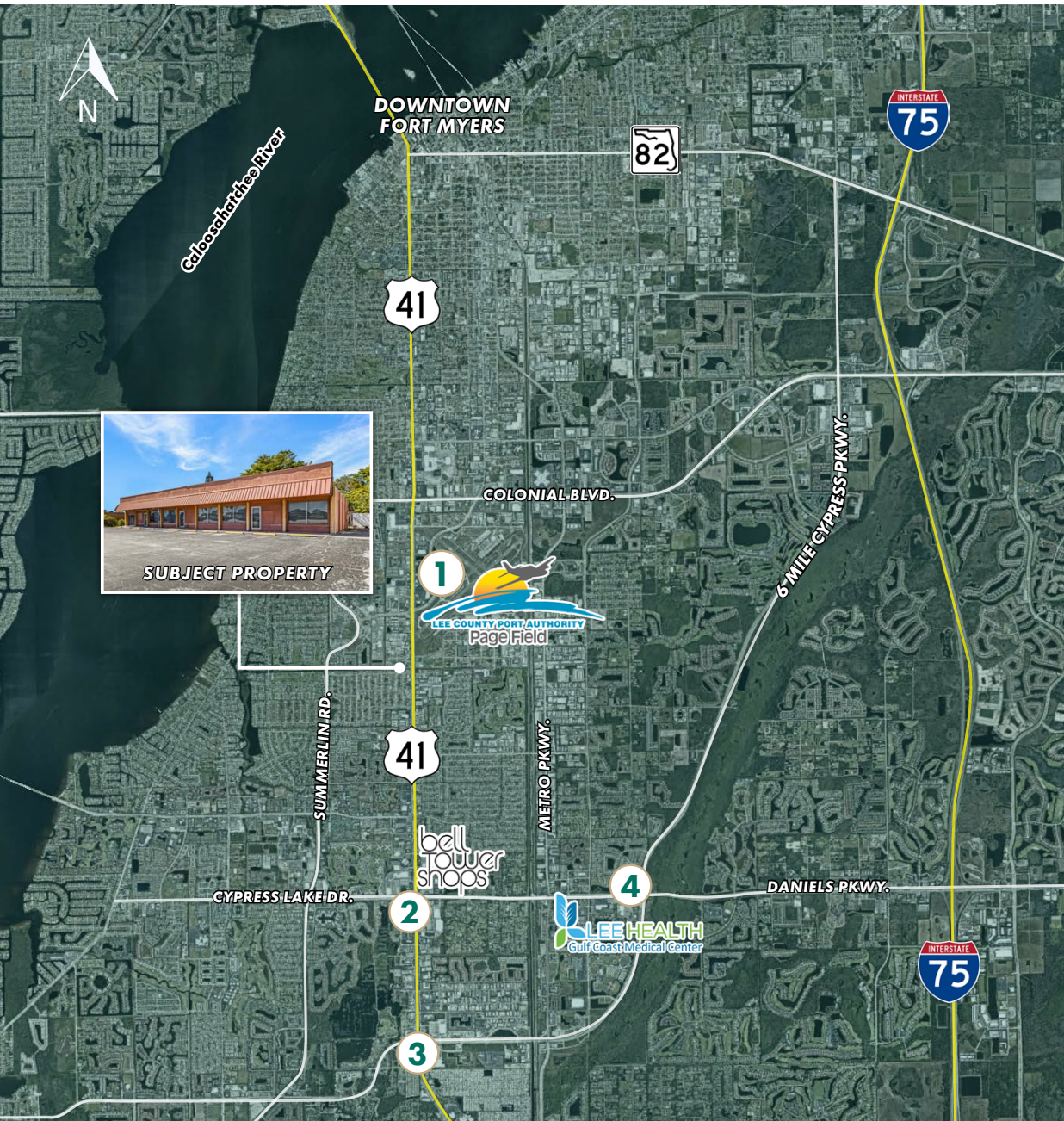
- Clinic
- Administrative Offices
- Auto Parts Store
- Contractors and Builders
- Convenience Food and Beverage
- Daycare
- Food Store

*Please inquire for a full list of approved uses

PROPERTY AERIAL



RETAIL MAP



1. PAGE FIELD COMMONS



2. BELL TOWER SHOPS & CYPRESS LAKE PLAZA



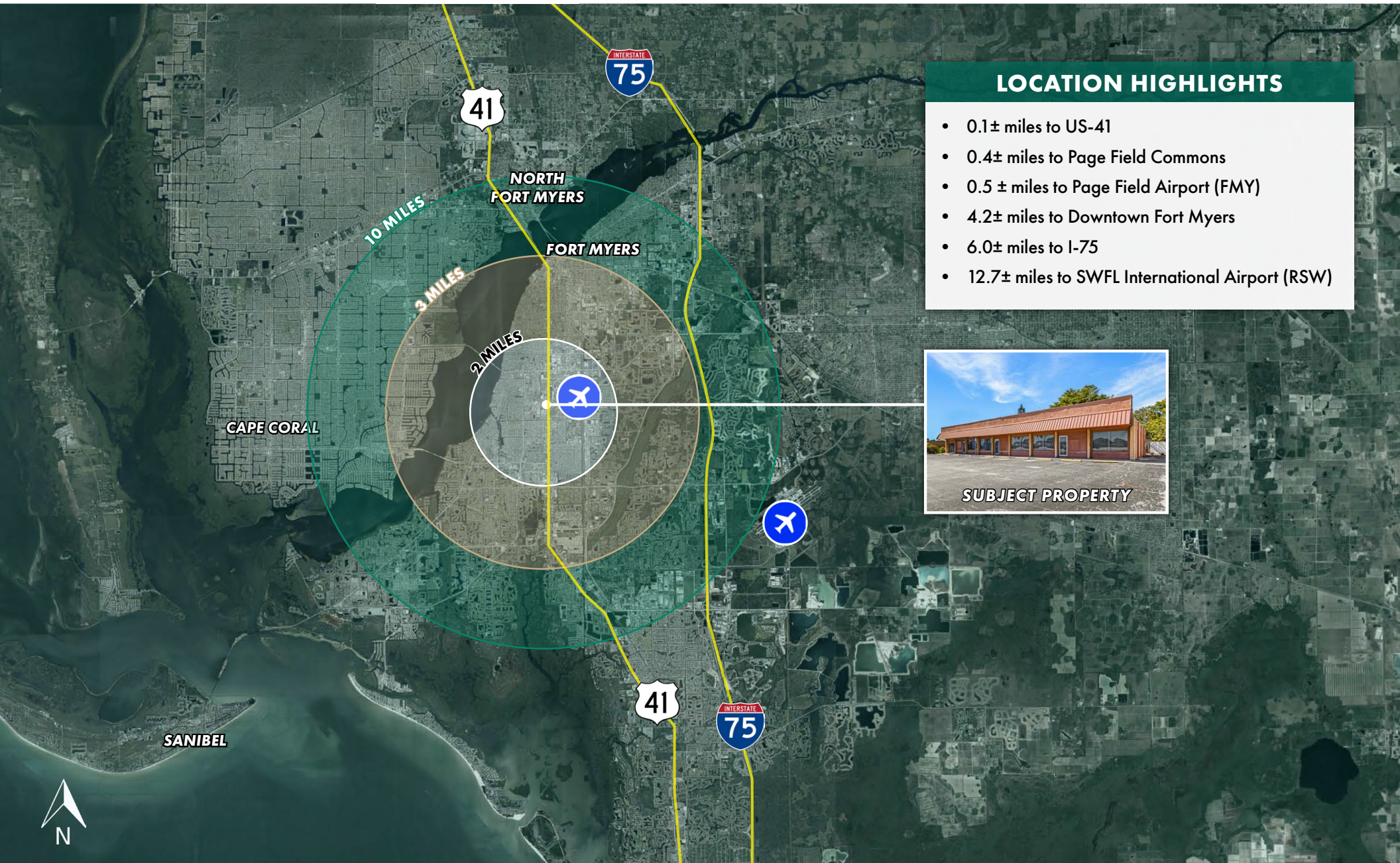
3. GLADIOLUS DR. & US-41



4. DANIELS PARKWAY



LOCATION MAP



LOCATION HIGHLIGHTS

- 0.1± miles to US-41
- 0.4± miles to Page Field Commons
- 0.5 ± miles to Page Field Airport (FMY)
- 4.2± miles to Downtown Fort Myers
- 6.0± miles to I-75
- 12.7± miles to SWFL International Airport (RSW)





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