



3210 Cleveland Ave

Fort Myers, FL 33901

Property Features

- 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.

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

GLA	$\pm 34,073$ SF
Land Area	$\pm 125,440$ SF / 2.88 AC
Year Built	1966
Frontage & 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

For more information:

Gary Tasman

Executive Vice President

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Shawn Stoneburner

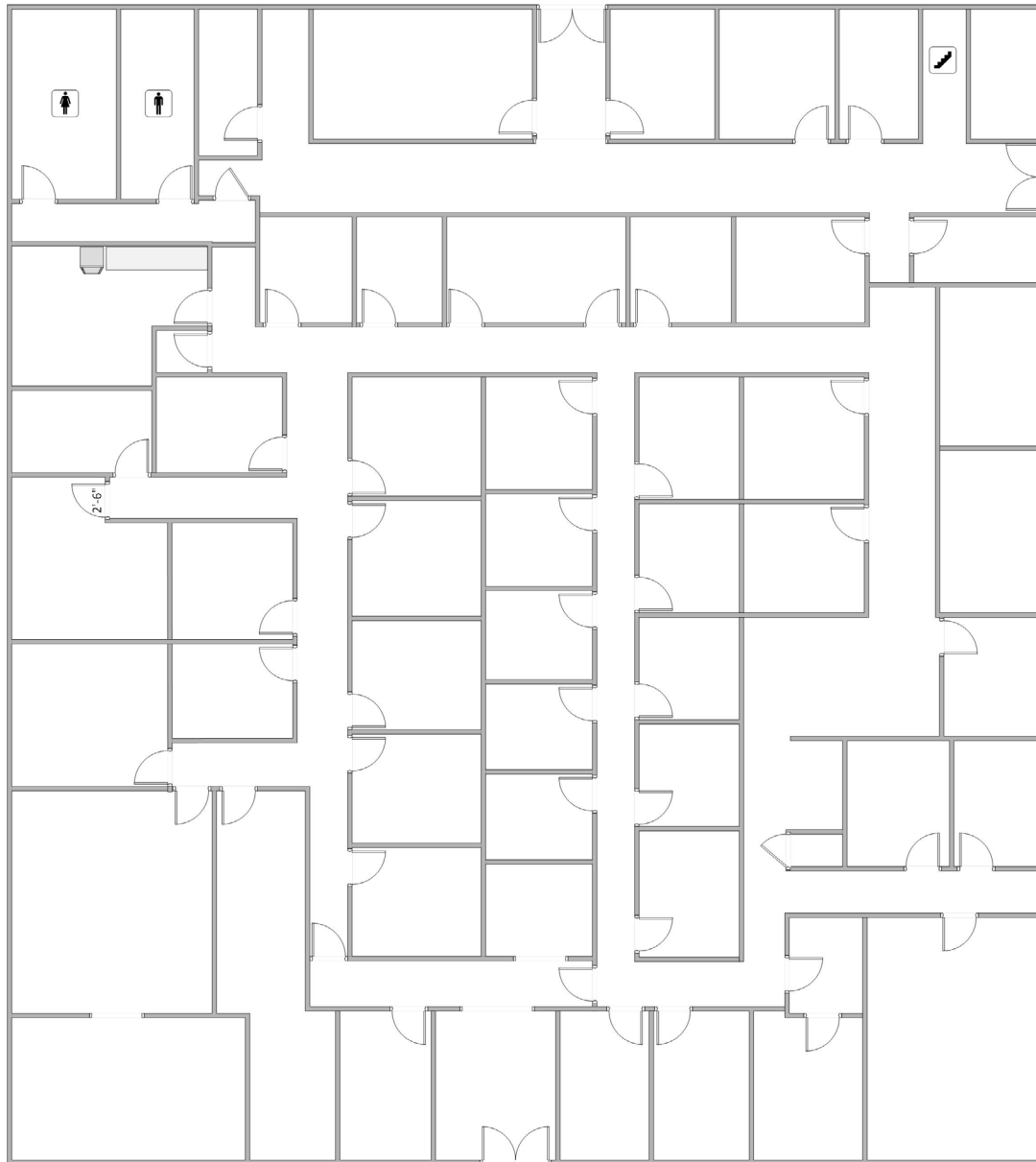
Senior Vice President

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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.

2025 Demographics	1-Mile	3-Miles	5-Miles
Total Population	12,480	58,073	172,596
Total Households	4,913	24,575	72,227
Annual Population Growth 2025-2030	1.2%	1.7%	1.8%
Average Household Income	\$74,224	\$80,504	\$85,044
Median Age	38.7	39.3	42.9

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