



10970
601-605

LSI
COMPANIES

OFFERING MEMORANDUM

PAGE FIELD PLAZA, UNIT 601

1,150± SQ. FT. OFFICE/FLEX WAREHOUSE ENDCAP UNIT FOR LEASE - FORT MYERS, FL

PROPERTY SUMMARY

Property Address: 10970 S. Cleveland Ave., Unit 601
Fort Myers, FL 33907

County: Lee

Property Type: Office/Flex Warehouse

Building Size: 8,723± Sq. Ft

Unit Size: 1,150± Sq. Ft

Zoning: Commercial (C-2)

STRAP Number: 11-45-24-38-00000.0006

LEASE RATE:
\$18 PSF NNN + CAM
\$2,240/month

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SALES EXECUTIVE



Logan Holley
Sales Associate



DIRECT ALL OFFERS TO:

Logan Holley

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o: (239) 489-4066 m: (404) 625-0185

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 Page Field Plaza, Building 6, Unit 601, a 1,150 Sq. Ft. office / flex space. Located just off the intersection of Boy Scout Drive and US-41, one of the most active commercial corridors in all of Lee County.

Tenants at Page Field Plaza benefit from proximity to a mature ecosystem of professional services, healthcare providers, national retailers, local businesses, and residential neighborhoods, all contributing to strong daytime traffic and a robust supporting workforce.

The surrounding area lies within the City of Fort Myers' Cleveland Redevelopment District, an area that has seen sustained commercial investment and infrastructure improvement, ensuring long-term value and business vitality for tenants.

The property offers immediate access to I-75 via Daniel Parkway and Colonial Boulevard interchanges, both within minutes, making this an ideal operational hub for service, contracting, and flex space users serving all of Lee and Collier Counties.

PROPERTY HIGHLIGHTS

- Access from S. Cleveland Avenue & Boy Scout Drive
- Plentiful parking
- Office / Warehouse Ratio: 40% / 60%
- Reception area, private office & restroom
- 10'W x 12'H Garage Door Available (currently enclosed)



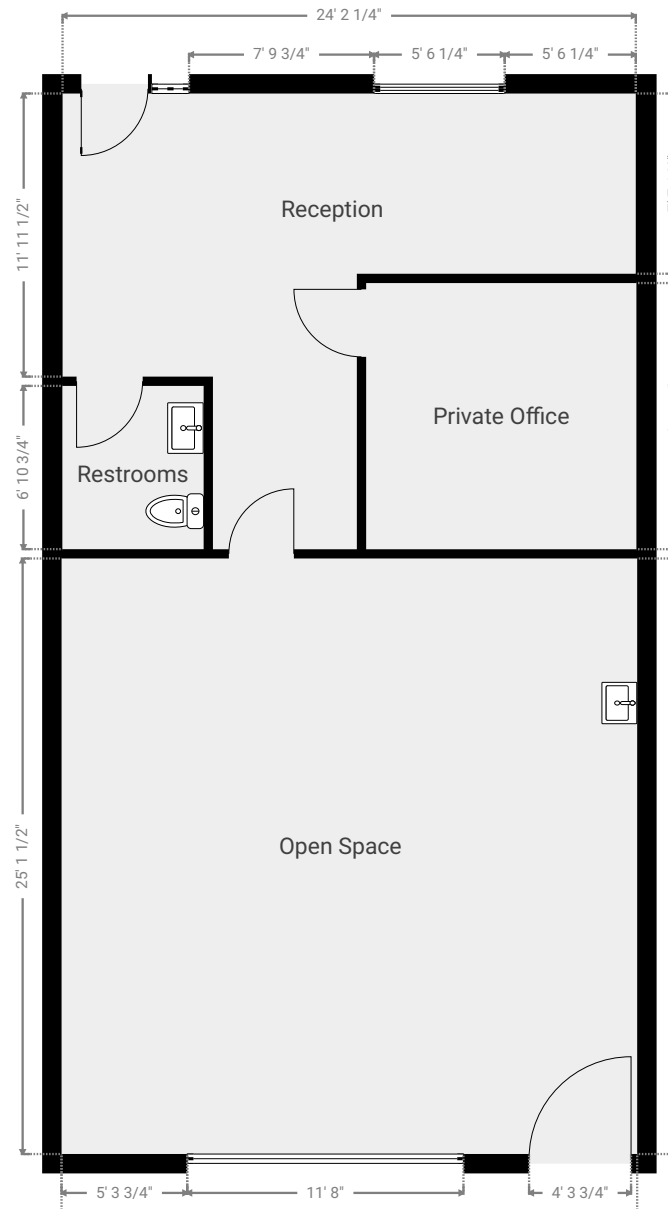
PROPERTY EXTERIOR



PROPERTY INTERIOR



FLOOR PLAN



All floorplans and square footage figures are approximate and provided for illustrative purposes only. The plans and figures contained herein were not prepared by a licensed engineer or professional surveyor and should not be relied upon as such. LSI disclaims any liability for inaccuracies and makes no guarantees, warranties, or representations as to the accuracy or completeness of the figures provided.

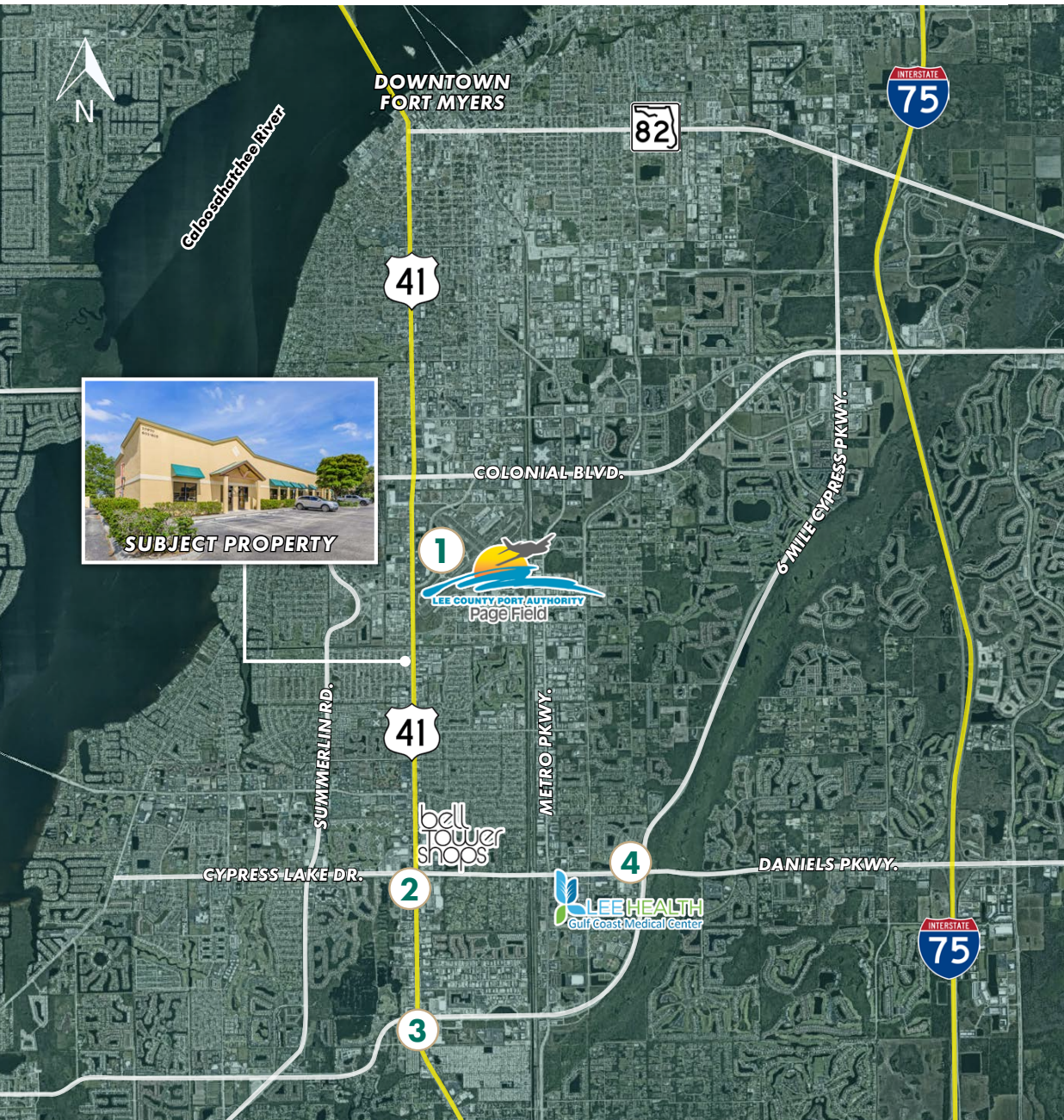
PROPERTY AERIAL



PROPERTY AERIAL



RETAIL MAP



1. PAGE FIELD COMMONS



2. BELL TOWER SHOPS & CYPRESS LAKE PLAZA



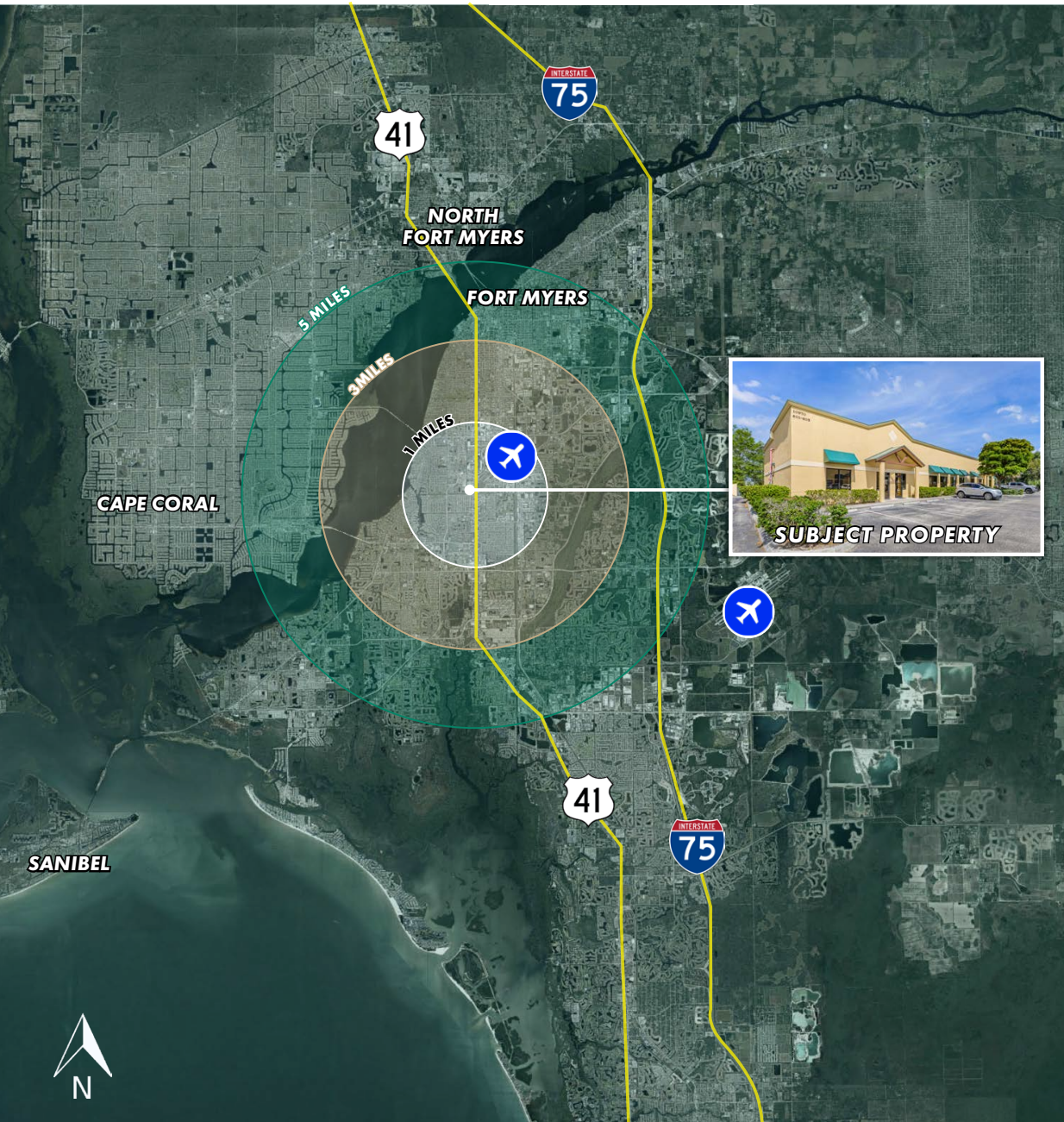
3. GLADIOLUS DR. & US-41



4. DANIELS PARKWAY



LOCATION MAP



AREA DEMOGRAPHICS

1 MILE RADIUS

POPULATION



12,760

HOUSEHOLDS



5,097

MEDIAN INCOME



\$45,780

3 MILE RADIUS

POPULATION



70,080

HOUSEHOLDS



31,743

MEDIAN INCOME



\$62,607

5 MILE RADIUS

POPULATION



163,521

HOUSEHOLDS



77,327

MEDIAN INCOME



\$67,778

LOCATION HIGHLIGHTS

- 0.5± miles to Summerlin Road
- 1.0± miles to Page Field (FMY)
- 1.5± miles to Colonial Boulevard
- 2.5± miles to Daniels Parkway
- 4.0± miles to Downtown Fort Myers
- 5.0± miles to I-75
- 12.5± miles to SWFL International Airport (RSW)

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LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Landlord. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Landlord has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Tenant may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Landlord and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Tenant to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Tenant acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Landlord, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Tenant will be a qualified and with significant experience and be willing to be interviewed by the LSI Companies team.