



Offering Memorandum



3630 Cleveland Ave

FORT MYERS, FL 33901

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Property Information

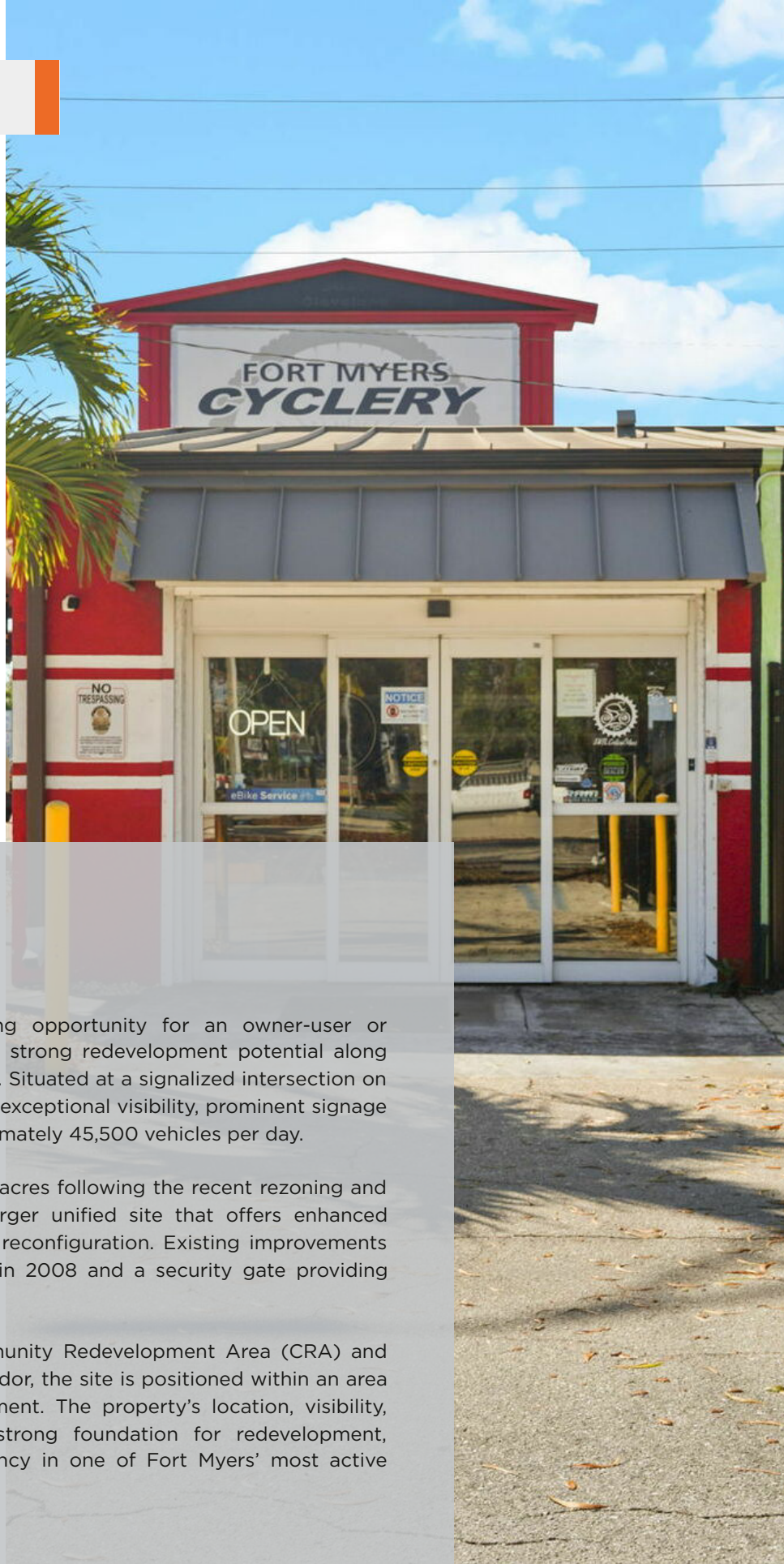
PROPERTY SUMMARY

3630 CLEVELAND AVE

FORT MYERS, FL 33901

OFFERING SUMMARY

| | |
|-----------------------|----------------------|
| SALE PRICE: | Call For Details |
| BUILDING SIZE: | 4,128 SF |
| LOT SIZE: | +/- 1.03 Acres |
| ZONING | Commercial Intensive |
| AADT | 45,500 |
| PARKING | 19+ |



PROPERTY SUMMARY

3630 Cleveland Avenue presents a compelling opportunity for an owner-user or developer seeking a well-located property with strong redevelopment potential along one of Fort Myers' primary commercial corridors. Situated at a signalized intersection on US-41 (Cleveland Avenue), the site benefits from exceptional visibility, prominent signage exposure, and high daily traffic counts of approximately 45,500 vehicles per day.

The property encompasses approximately ±1.03 acres following the recent rezoning and consolidation of the rear parcel, creating a larger unified site that offers enhanced flexibility for redevelopment, expansion, or site reconfiguration. Existing improvements include a building with a metal roof replaced in 2008 and a security gate providing controlled access to the property.

Strategically located within the Midtown Community Redevelopment Area (CRA) and along the highly traveled Cleveland Avenue corridor, the site is positioned within an area experiencing ongoing revitalization and investment. The property's location, visibility, and expanded site configuration provide a strong foundation for redevelopment, repositioning, or long-term owner-user occupancy in one of Fort Myers' most active commercial corridors.

PROPERTY HIGHLIGHTS

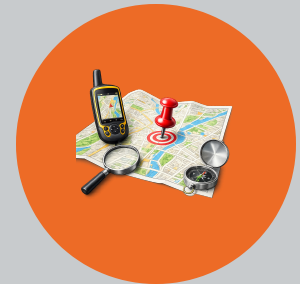
- Rare, Free Standing Retail (4,218 SF)
- Acreage +/- 1.03
- Signalized Intersection on 41
- 45,500 AADT
- Commercial Intensive Zoning
- Redevelopment Opportunity
- Within The Midtown CRA
- Prominent Signage On 41
- Recent Improvements



**Signalized
Intersection**



**Redevelopment
Potential**



Main Corridor



Location Information

DOWNTOWN FT. MYERS HISTORIC DISTRICT

LOCATION DESCRIPTION

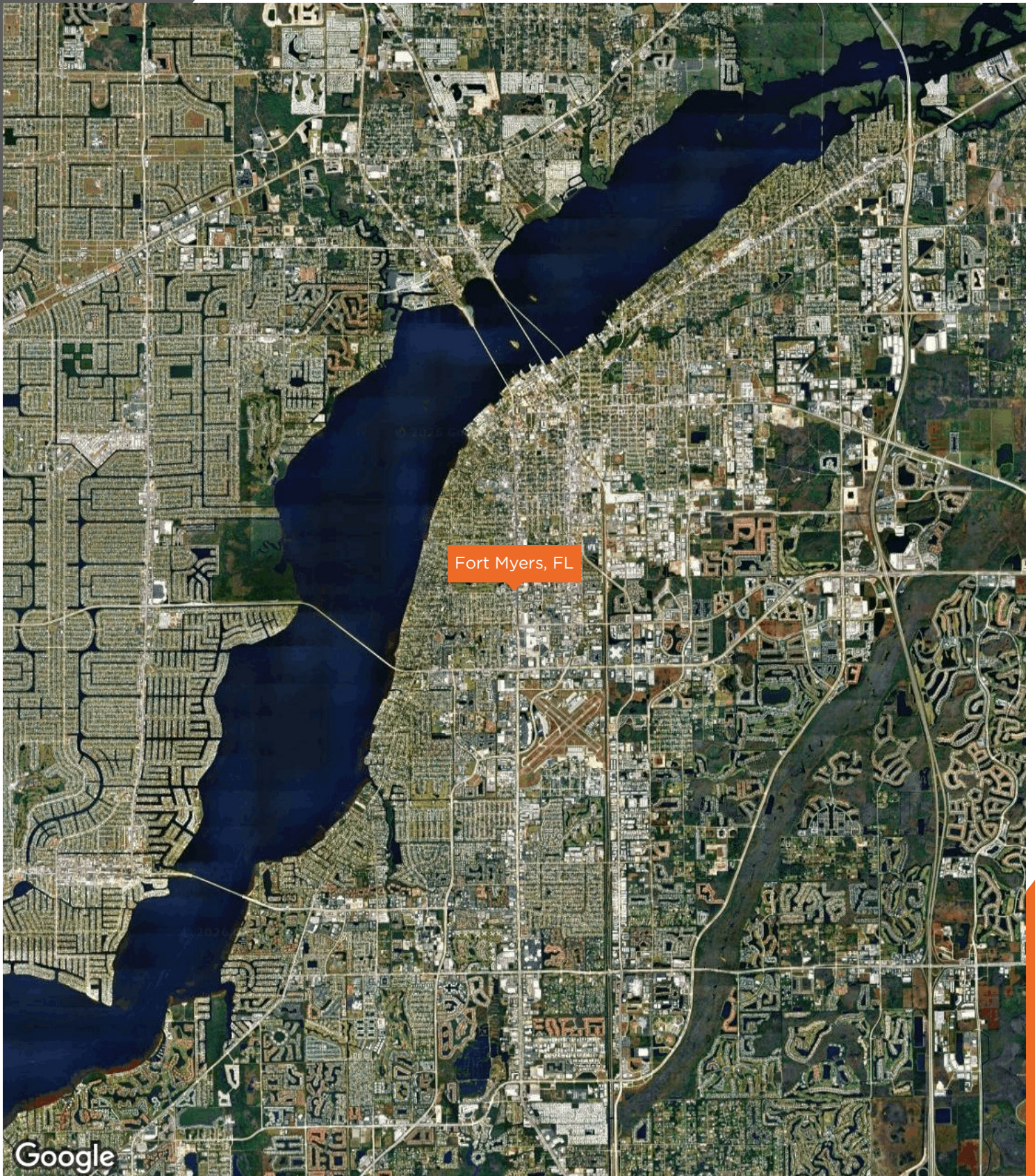
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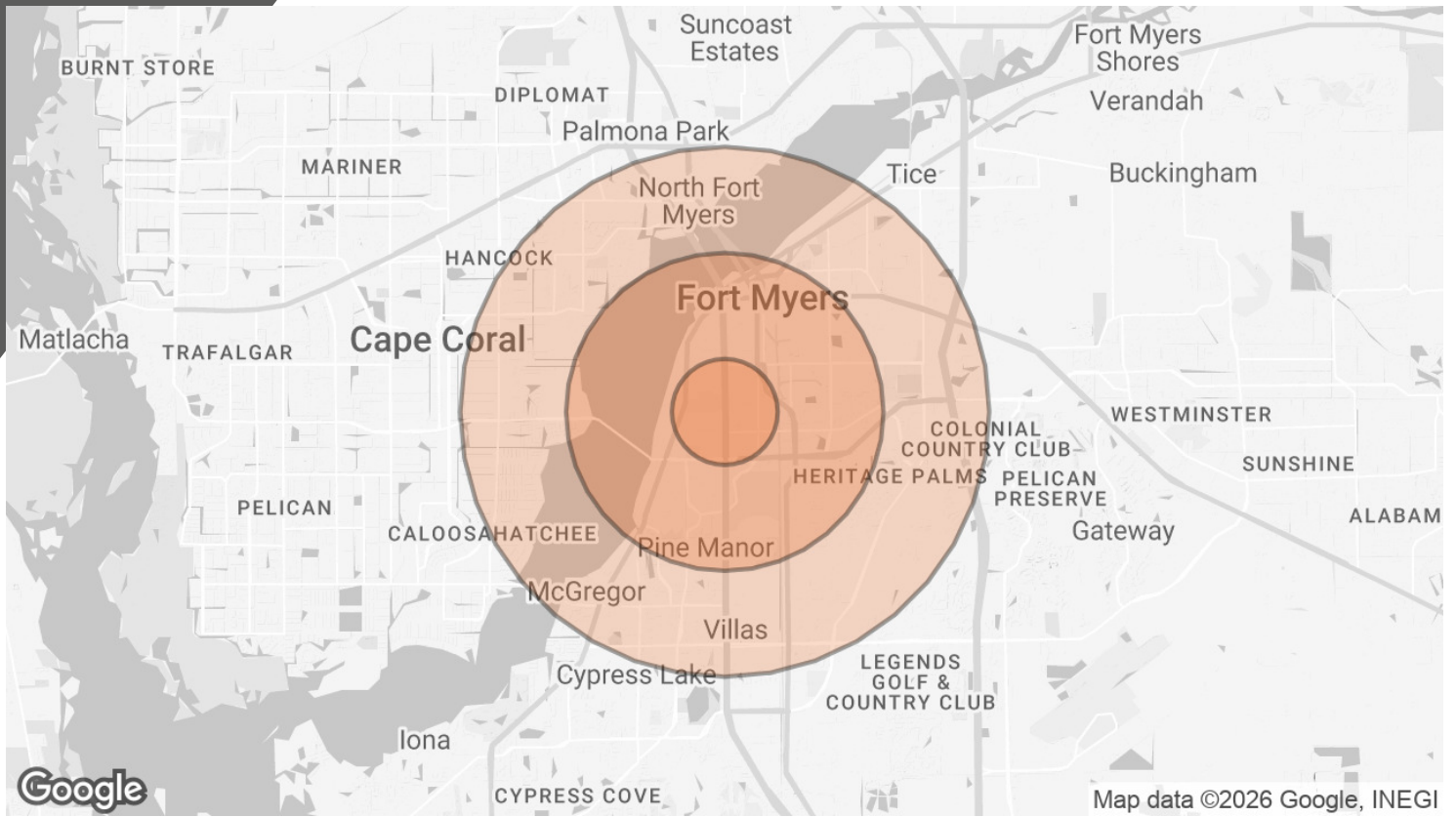
REGIONAL MAP



RETAIL MAP



DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 12,586 | 63,240 | 160,875 |
| AVERAGE AGE | 40.4 | 40.2 | 45.0 |
| AVERAGE AGE (MALE) | 40.5 | 39.5 | 44.5 |
| AVERAGE AGE (FEMALE) | 39.6 | 41.2 | 45.8 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| TOTAL HOUSEHOLDS | 4,738 | 24,290 | 66,678 |
| # OF PERSONS PER HH | 2.7 | 2.6 | 2.4 |
| AVERAGE HH INCOME | \$85,761 | \$87,376 | \$89,582 |
| AVERAGE HOUSE VALUE | \$250,779 | \$348,718 | \$338,750 |

TRAFFIC COUNTS

/day

2023 American Community Survey (ACS)



**Collective
Strength,
Accelerated
Growth**

12761 WORLD PLAZA
LANE
FORT MYERS, FL
33907



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