

# PAGE FIELD CENTER

11150 S. CLEVELAND AVENUE, FORT MYERS, FL 33909



## Endcap 2nd Generation Restaurant With Drive Through



### LEASE RATE

**\$25 SF/YR**

### OFFERING SUMMARY

|                                    |              |
|------------------------------------|--------------|
| Total Available SF:                | 2,500 SF     |
| Lease Type:                        | \$10.10 NNN  |
| Zoning: (Retail, Office, Business) | Commercial 1 |
| Traffic Count:                     | 61,000 VPD   |

### DEMOGRAPHICS

|                   | 3 MILES  | 5 MILES  | 10 MILES |
|-------------------|----------|----------|----------|
| Total Population  | 12,723   | 67,363   | 145,014  |
| Total Households  | 5,249    | 30,538   | 66,491   |
| Median Age        | 33.6     | 42.2     | 48.4     |
| Average HH Income | \$47,516 | \$65,181 | \$72,006 |

### PROPERTY OVERVIEW

Nestled on the bustling US 41 and within close proximity to Downtown Ft. Myers, I-75, and Cape Coral, this 2,500-square-foot second-generation restaurant space offers a prime opportunity for lease. With added conveniences like a drive-through, the property is positioned across from Page Field Airport and surrounded by numerous established businesses and national retailers, offering high visibility and accessibility. The owner is also open to converting the space into retail, providing flexibility to suit various business needs.

### AVAILABLE SPACES

| SPACE                                                    | LEASE RATE    | SIZE (SF) |
|----------------------------------------------------------|---------------|-----------|
| Space 1 - Fully equipped 2nd Gen Restaurant w/Drive-thru | \$25.00 SF/yr | 2,500 SF  |

**CARLOS ACOSTA, CCIM**  
239.823.0115  
cacosta@ccim.net

**CRES Commercial Real Estate Services of SWFL, INC**  
1490 NE Pine Island Rd Suite 6F • Cape Coral, FL 33909  
239.980.0081 • cresswfl.com

# PAGE FIELD CENTER

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## For Lease



**CARLOS ACOSTA, CCIM**  
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