

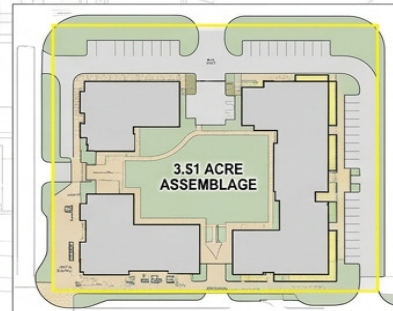


For Sale

North Fort Myers Redevelopment Assemblage

13160, 13170, 13180 & 13192 North Cleveland Avenue, North Fort Myers, FL 33903

RIVERSIDE SQUARE: 3.51-ACRE MIXED-USE REDEVELOPMENT - 13160-13192 N. Cleveland Ave, North Fort Myers, FL.



RIVERSIDE SQUARE PROPOSAL:
5-Story Mixed-Use,
Approx. 200 Residential
Units, 45,000 SF
Retail/Office,
3.51 Acres.
Designed under the 2026
Florida Live Local Act.

PROPERTY SUMMARY

Introducing a prime investment opportunity in North Fort Myers, FL. These parcels currently have a total of 35,935 SF of commercial/retail space, constructed between 1974 & 1986. Offering a solid revenue stream with 100% occupancy.

The parcels are zoned as either CG, C-1A, and C-2, which presents an ideal prospect for mixed use retail/commercial & luxury condo building investors. With its prime location and strong potential for future value appreciation, this property is a lucrative choice for those seeking stable rental income.

Its well-maintained structure and modern amenities make it a standout asset, presenting a strong case for a successful and rewarding investment. Embrace the potential of this attractive opportunity for long-term success in the commercial real estate market.

PROPERTY HIGHLIGHTS

- 35,932± Existing SF with solid revenue stream
- Zoned CG, C-1A, and C-2
- Located in North Fort Myers just North of the Caloosahatchee Bridge
- Prime Redevelopment Opportunity
- Ideal for (RMU) Residential Mixed Use to include retail/commercial and luxury condos
- Strong potential for future value appreciation
- Attractive investment with stable rental income

Asking Price	\$7,000,000
Total Combined Site Size	3.51 Acres
Total Combine Building Size	35,932 SF
Years Built	1974, 1984, 1986, 1989
Zoning	CG, C-1A and C-2



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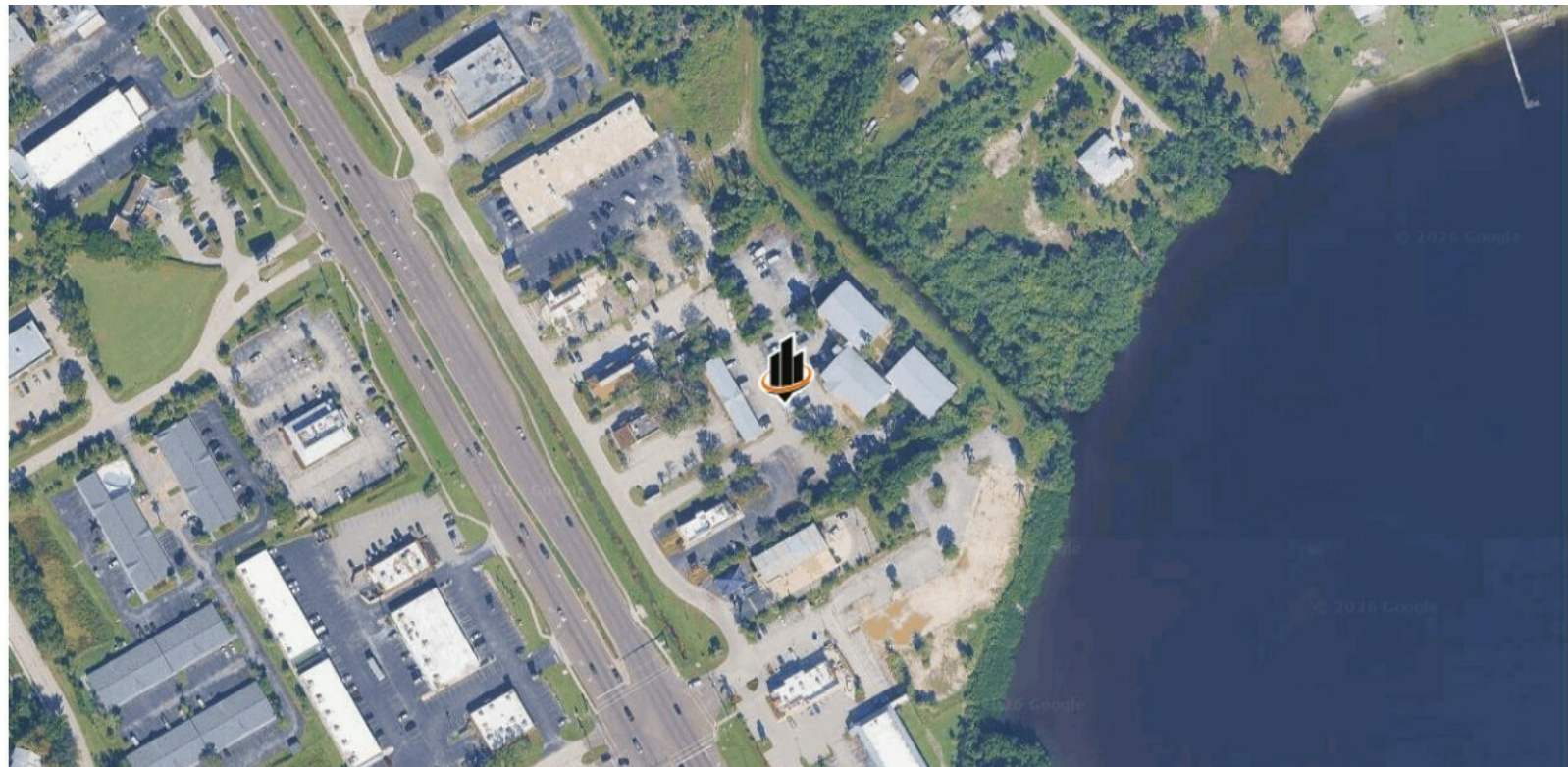




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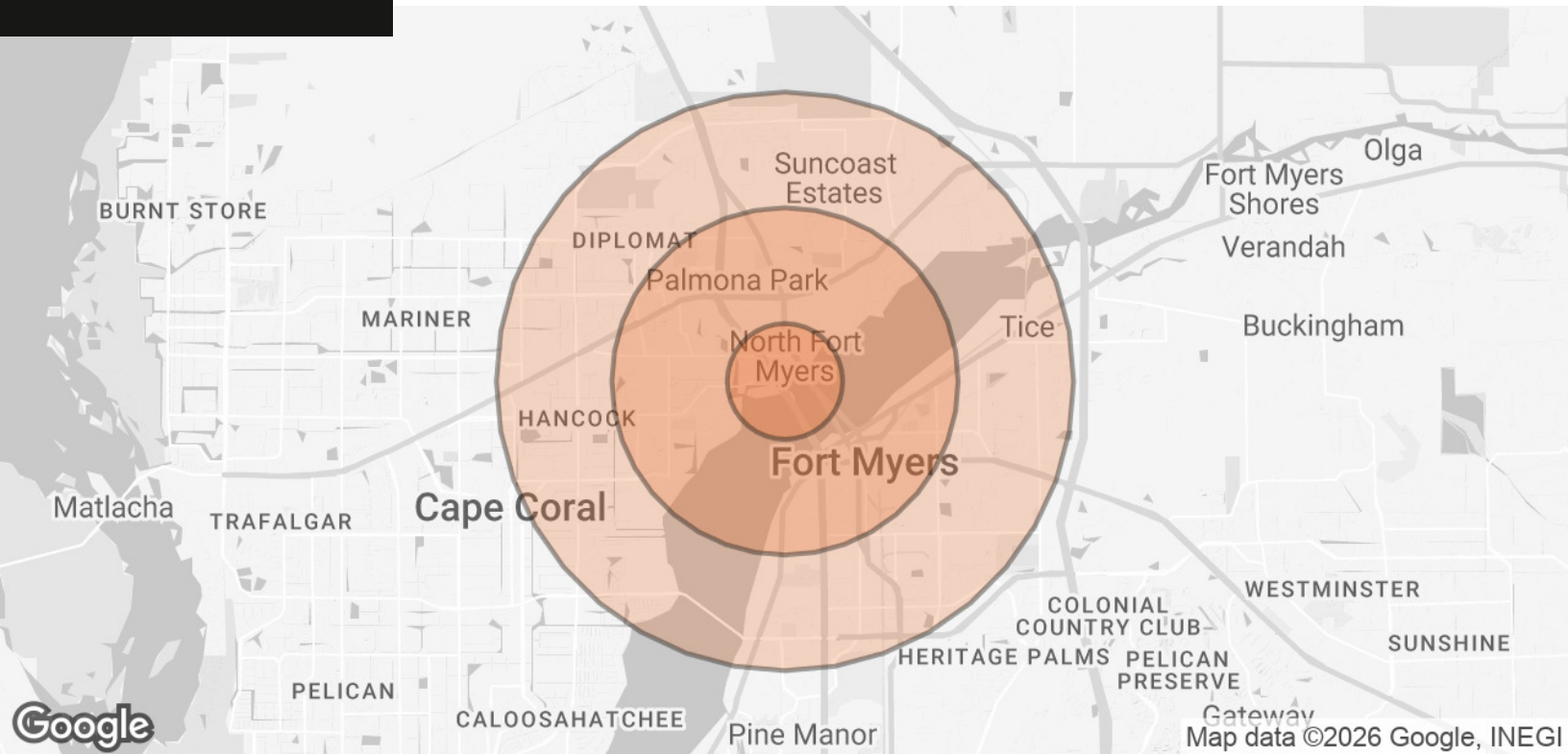


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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,980	52,789	153,222
AVERAGE AGE	56.3	46.0	43.7
AVERAGE AGE (MALE)	53.3	45.4	43.4
AVERAGE AGE (FEMALE)	59.2	47.1	44.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,597	22,738	60,857
# OF PERSONS PER HH	1.9	2.3	2.5
AVERAGE HH INCOME	\$84,538	\$72,803	\$77,714
AVERAGE HOUSE VALUE	\$280,662	\$244,351	\$258,992

2023 American Community Survey (ACS)



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