



High-Visibility Junior Anchor Opportunity

4300-4380 Cleveland Avenue (US 41) | Ft. Myers | FL

- For Lease:**
- 31,200 SF Junior Box
 - 4,174 SF End Cap



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Property

Highlights

- Former Circuit City plaza
- Located in Fort Myers on Cleveland Avenue (US 41) and Colonial Boulevard across from Hooters, El Dorado Furniture, Iguana Mia Mexican Restaurant, and Edison Mall
- Excellent exposure on US 41
- High Traffic: 46,000 AADT
- Total Center 52,339 SF
- New exterior paint
- Pylon signage
- 2 points of access
- Ample parking
- Ideal Uses: fitness, entertainment, discount retail, grocery, medical, retail, services

Availability

- Anchor box available: 31,200± SF
- End Cap: 4,174 SF
- Rear Unit: 1,765 SF



Property

Tenant Roster/Availability

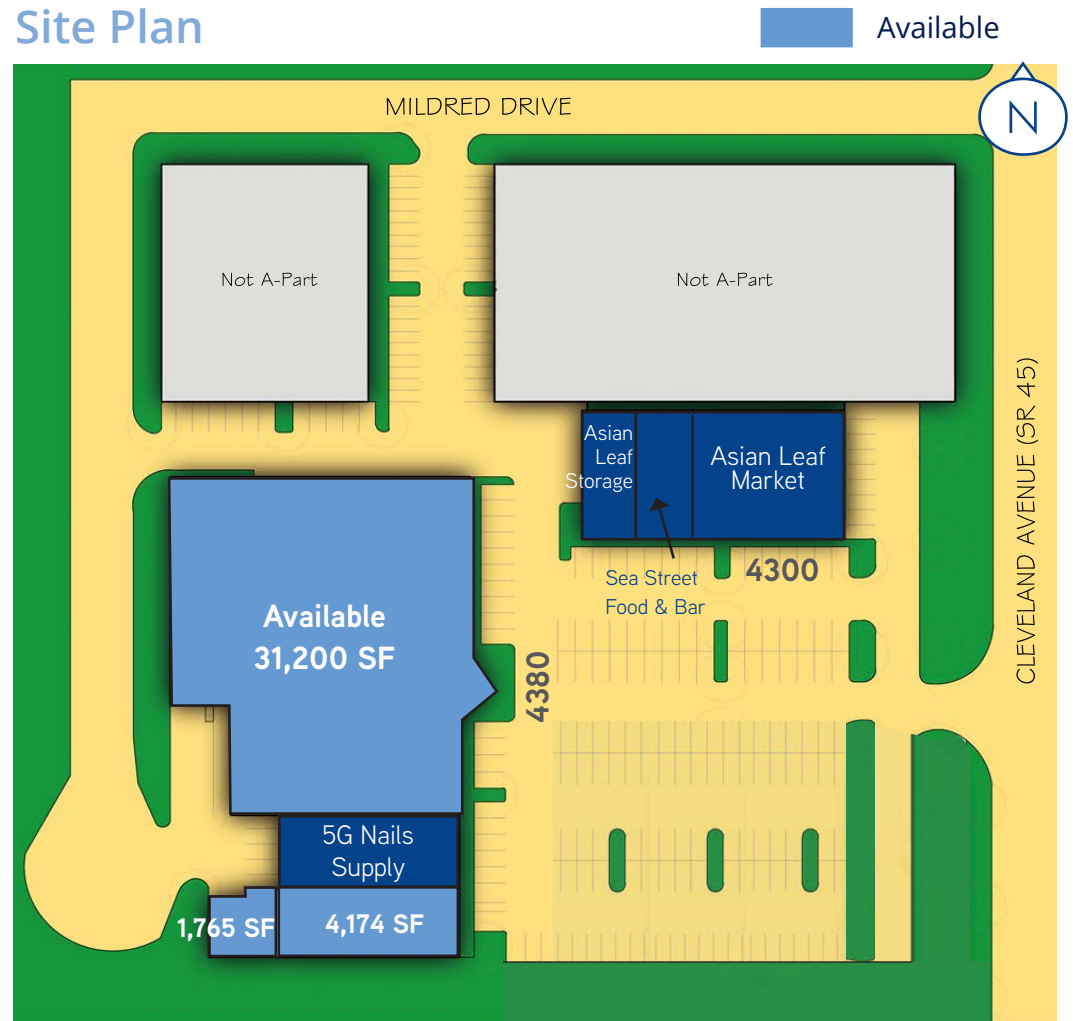
4380 Cleveland Avenue

Unit	Tenant	SF
110	Junior Box Available	31,200
120	5G Nails Supply	4,200
130	Available	4,174
Rear	Available	1,765
Total		35,374

4300 Cleveland Avenue

Unit	Tenant	SF
110	Asian Leaf Market/Storage	8,900
120	Sea Street Food & Bar	2,100

Site Plan



Leasing Rate Starting At:

\$15.00/SF Anchor Box
 \$18.00/SF End Cap
 \$15.00/SF Rear
 \$4.15/SF NNN

Rear Unit

Features: **1,765 SF**

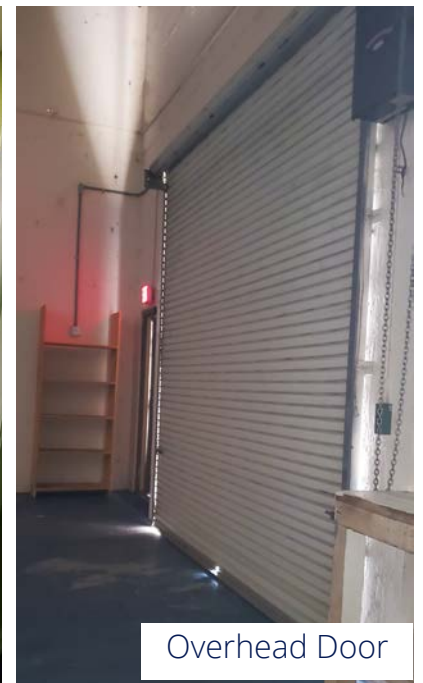
- Overhead door
- Warehouse
- Built-in open kitchen
- Lounge area
- Open floor plan
- Fully build-out 2nd floor mezzanine with office and full bathroom



2nd Floor Mezzanine



Full Bath



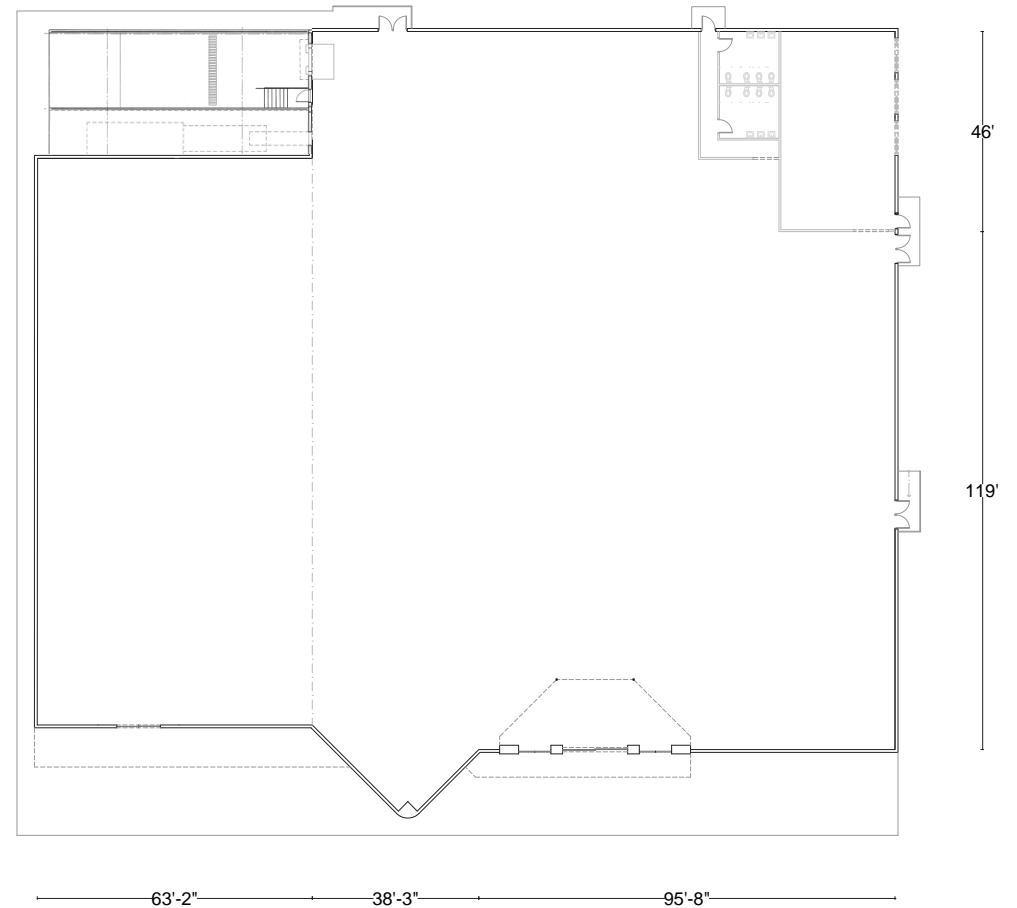
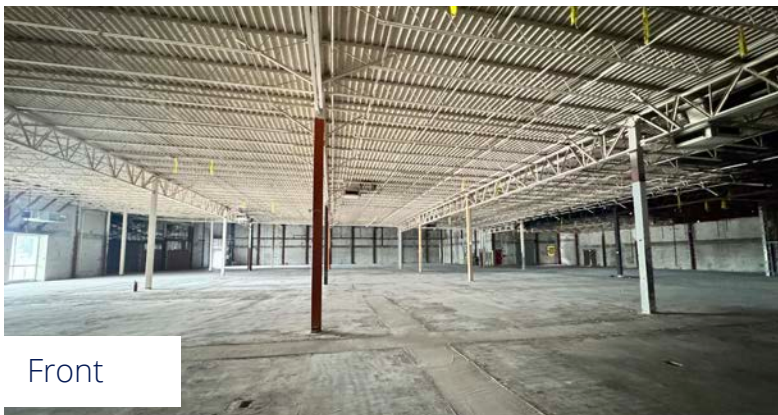
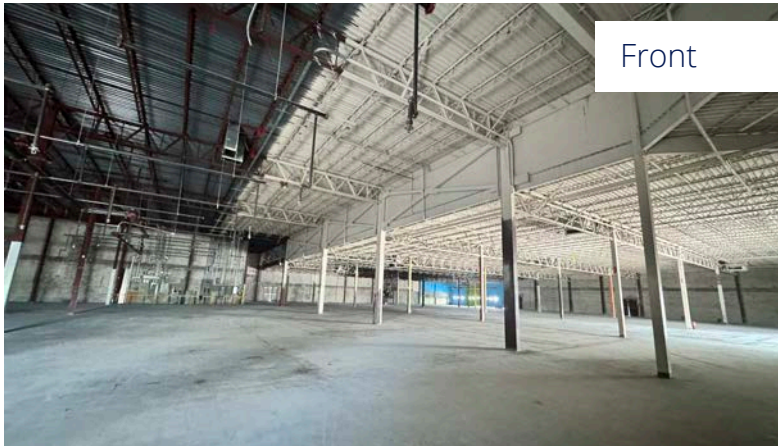
Overhead Door

Junior Box

Second-generation big box with loading, high ceilings, and visibility

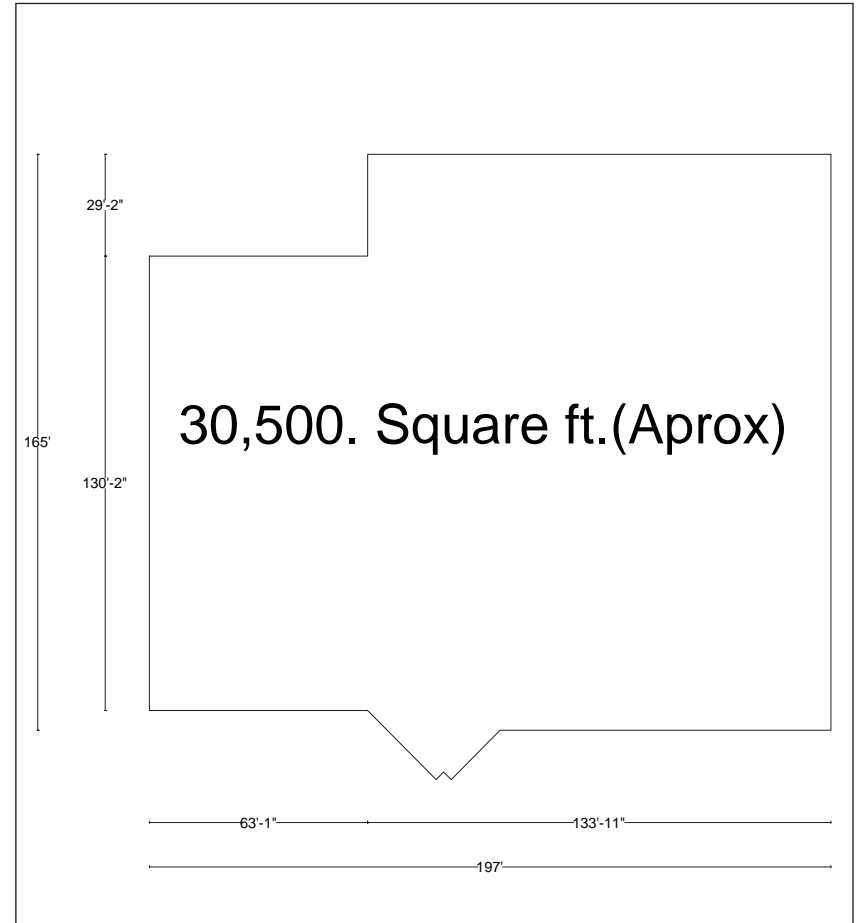
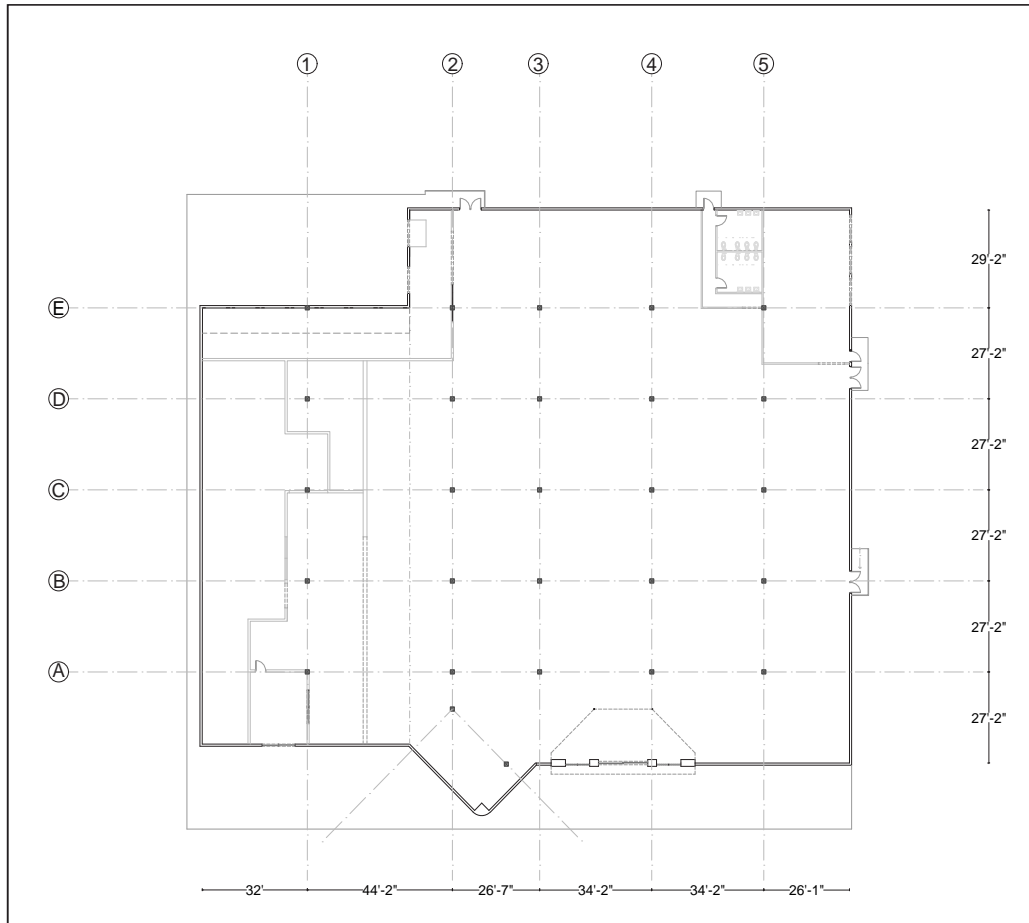
Features: 31,200 SF

- Ceiling northern side:
 - 122 FT of store front
 - 14 FT 9" floor to joist
- Ceiling southern side:
 - 176 FT of store front
 - 21 FT 9" floor to joist
- Depth: 166 FT
- 3 Bay doors
- Truck well



Junior Box

Features: 31,200 SF



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Colliers Top 25 West & Central FL Brokers (2024)

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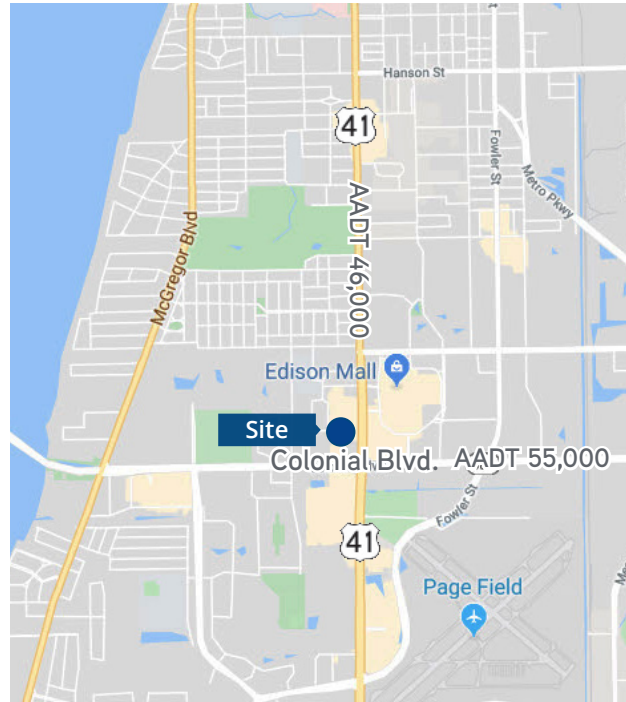
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Location



Demographics (2025) 5-mile radius



Total
Population
168,466



Daytime
Population
219,010



Average
HH Income
\$98,408



Households
76,812



Median
Age
46.6



Population
Growth Rate (2025-2030)
1.4%



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