

FOR LEASE OR SALE

Flexible retail space for lease or sale

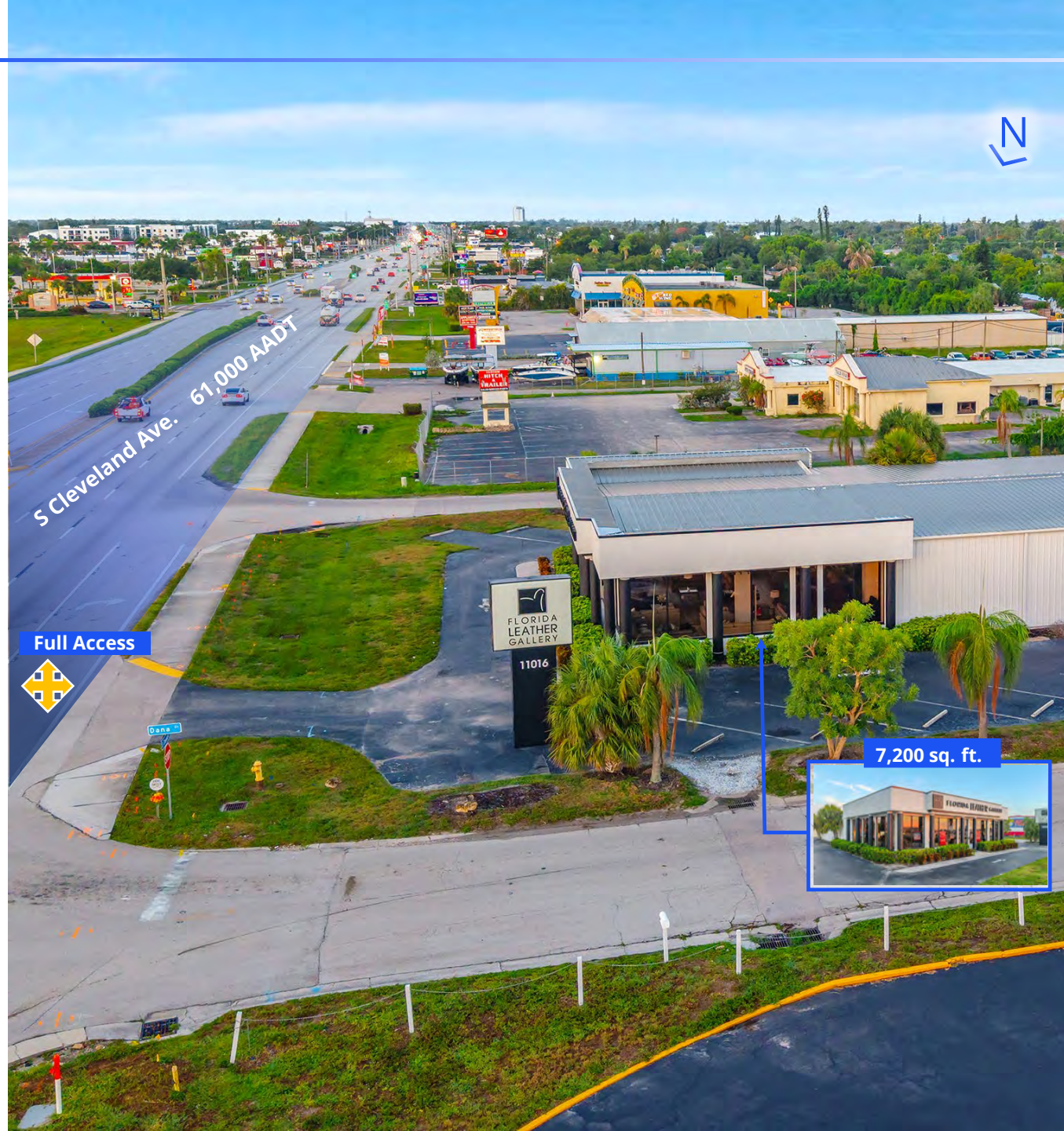
11016 S. Cleveland Ave.,
Fort Myers, Florida 33907

0.67 AC
7,200 sq. ft.



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Cleveland Avenue (US-41) is a premier commercial corridor serving Fort Myers and the broader Southwest Florida market. With strong visibility, substantial daily traffic, and an established consumer base, the corridor is supported by dense residential neighborhoods, major retail destinations, restaurants, and service providers.

Commercial Opportunity on Fort Myers' High-Visibility US-41/S Cleveland Corridor

Property Highlights

- ⊗ Prime frontage on South Cleveland Ave (US-41)
- ⊗ Excellent redevelopment, investment, or owner-user opportunity
- ⊗ Strong visibility and prominent signage exposure
- ⊗ On-site parking – 18 spaces
- ⊗ 61,000 AADT with exceptional consumer exposure
- ⊗ Located within a rapidly growing trade area serving Fort Myers, Cape Coral, and Estero
- ⊗ Ideal for medical, retail, restaurant, or professional office use
- ⊗ Surrounded by established residential communities, retail destinations, and major employment centers

Site and improvements may be leased or sold as-is, modified, or redeveloped for alternative uses by current ownership, or ground leased and redeveloped by end-user.

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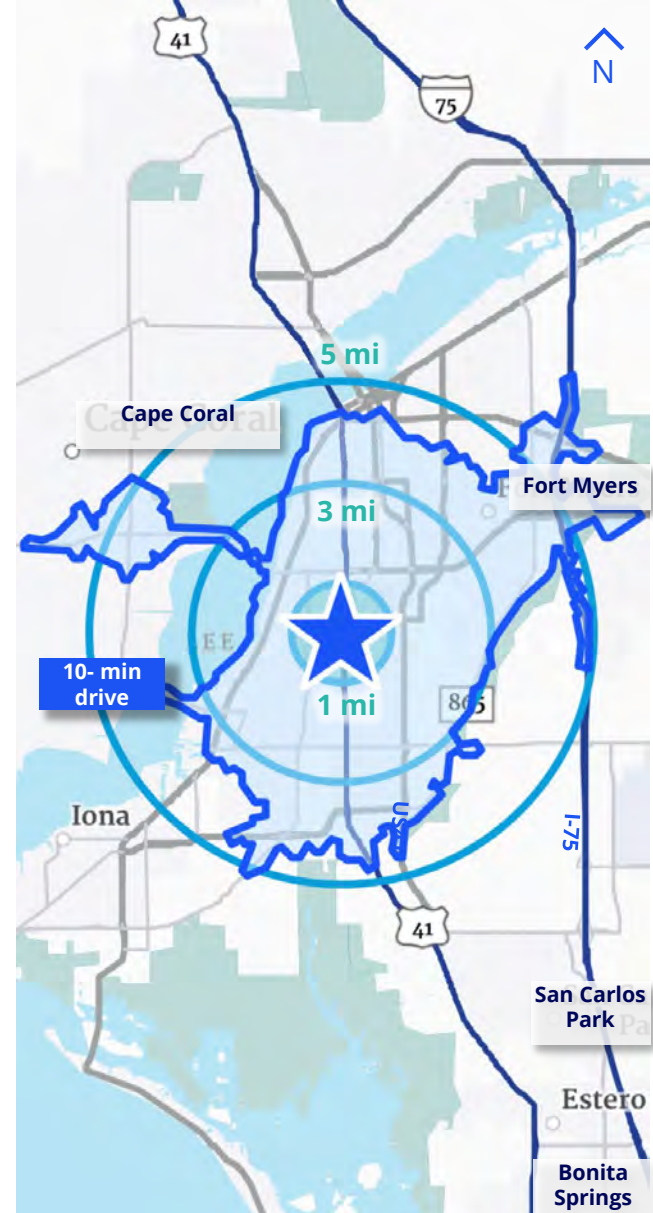
Demographics

	3-mi	10-min
Population	72,797	92,323
Total Households	33,288	43,209
Average Household Income	\$106,048	\$102,816
Total Daytime Population	109,167	139,617

Distance

Cape Coral	13-min 5.11 miles
Estero	23-min 10.42 miles
Bonita Springs	35-min 17.67 miles

Located along the highly trafficked US-41/S Cleveland Ave in the established South Fort Myers retail corridor in Fort Myers, this highly visible property offers **excellent accessibility** to surrounding residential communities, major employment centers, and key retail destinations. Its prominent US-41/S Cleveland Ave frontage provides **strong exposure, convenient access, and excellent signage and branding opportunities.**



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