



# 3210 Cleveland Ave

Fort Myers, FL 33901

## Property Features

- Located in close proximity to Downtown Fort Myers.
- ± 280' of direct frontage and signage on Cleveland Ave.
- Property benefits from high traffic counts
- Ample parking to accommodate medical tenants
- Units 100 and 200 are leased to OrthoKagan: Fort Myers Orthopedic Surgeons.
  - 21,211 SF
  - Lease Expiration: 12/28/29
  - 2025 Annual Rent: \$394,190.16

GLA	± 34,073 SF
% Leased	62.25%
Land Area	± 125,440 SF / 2.88 AC
Year Built	1966
Frontage & Traffic	± 280' on Cleveland Ave 46,500 (AADT)
Parking Ratio	± 5.30 / 1,000 SF
Zoning	CI – Commercial Intensive
Submarket	City of Fort Myers

### For more information:

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### Central location:

Fort Myers serves as a thriving hub for business, tourism, and growth in Southwest Florida. With a strong economy, expanding population, and proximity to the airport, beaches, and major employers, it's a prime destination for commerce and development.

2025 Demographics	1-Mile	3-Miles	5-Miles
<b>Total Population</b>	12,480	58,073	172,596
<b>Total Households</b>	4,913	24,575	72,227
<b>Annual Population Growth 2025-2030</b>	1.2%	1.7%	1.8%
<b>Average Household Income</b>	\$74,224	\$80,504	\$85,044
<b>Median Age</b>	38.7	39.3	42.9

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