

FOR LEASE

Colliers



El Dorado Plaza

4429 Cleveland Avenue
Fort Myers, FL

- 31,360 SF Anchor Box - Former Big Lots
- 1,794 SF Second Generation Restaurant

Dannielle Robinson
Senior Vice President
Retail Services

+1 239 895 1052

dannielle.robinson@colliers.com

Property Highlights



- 176,898 SF shopping plaza anchored by **El Dorado Furniture, Redline Athletics and Hooters**
- Located at the signalized intersection of Colonial Boulevard and US 41/ Cleveland Avenue, 2 major roadways in Fort Myers
- Adjacent to the Edison Mall
- **31,360 SF anchor box**
- **1,794 SF second generation restaurant**
- **3,780 SF unit with exposure on US 41**
- 8,317 SF stand alone outparcel on Colonial Boulevard also available



Rates: \$15.00/SF Anchor Box
 \$25.00/SF Inline
 NNN \$5.18/SF

Outparcel: Inquire for rates

4429 Cleveland Avenue, Fort Myers, FL

Availability

- Unit 100: 31,360 SF anchor box
- Unit 201: 1,794 SF 2nd generation restaurant

Available space



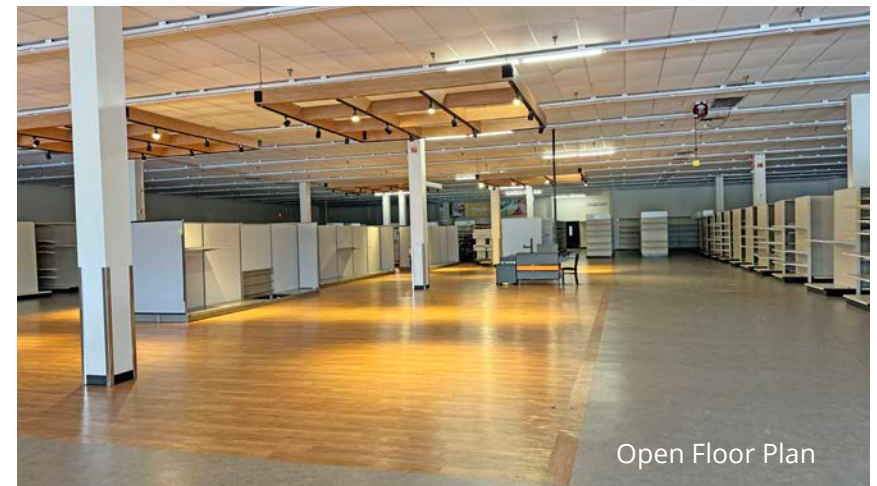
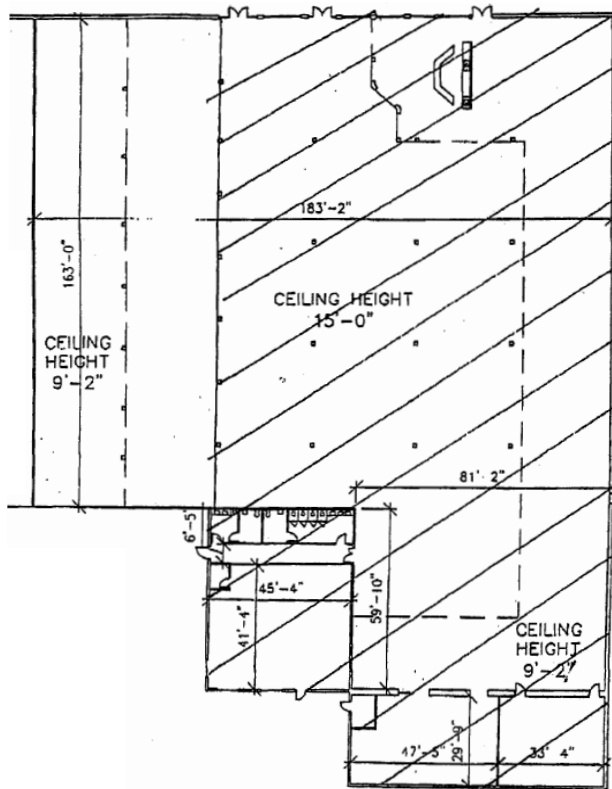
Tenant Roster

4429-100	Available	31,360 SF
4429-110	Concentra Health Services	9,381 SF
4429-120	Redline Athletics	8,248 SF
4429-130	El Dorado Furniture	63,694 SF
4429-140	Candy Wonderland	7,233 SF
4429-150	Dogtopia of SWFL	6,664 SF
4429-170	Ginza Asian Cuisine	6,457 SF
4429-205	Envy	882 SF
4429-210	Sylvana Hair Salon	1,910 SF
4429-220	Miracle Ear	1,011 SF
4429-230-250	Vicky's Bakery	3,213 SF
4429-260	Available Outparcel	8,317 SF
4329-601	Iguana Mia	5,302 SF
4329-521	Available	1,872 SF
4329-501	China Buffet	4,329 SF
4329-401	Society Hair Salon	1,178 SF
4329-301	Aquarium Reef Center	1,880 SF
4329-250	Affordable Dentures	2,184 SF
4329-201	Available - 2nd gen. restaurant	1,794 SF
4329-101	Oceans Nail Salon	1,978 SF
4411	Hooters	3,676 SF
4427	Metro PCS	2,800 SF
4455 A	Optical Outlets	3,000 SF
4455 B	Available	3,480 SF
4455 C	Check Cashing Store	1,120 SF
2035 A-B	Office	3,000 SF

4429 Cleveland Avenue, Fort Myers, FL

Anchor Box

- 31,360 SF
- End cap
- Former Big Lots
- Move in ready condition
- 2 Clearances:
 - 13 FT 9" floor to ceiling tile
 - 17 FT 10" floor to joist
- Truck well with 2 loading docks



4429 Cleveland Avenue, Fort Myers, FL

Unit 201- 1,794 SF

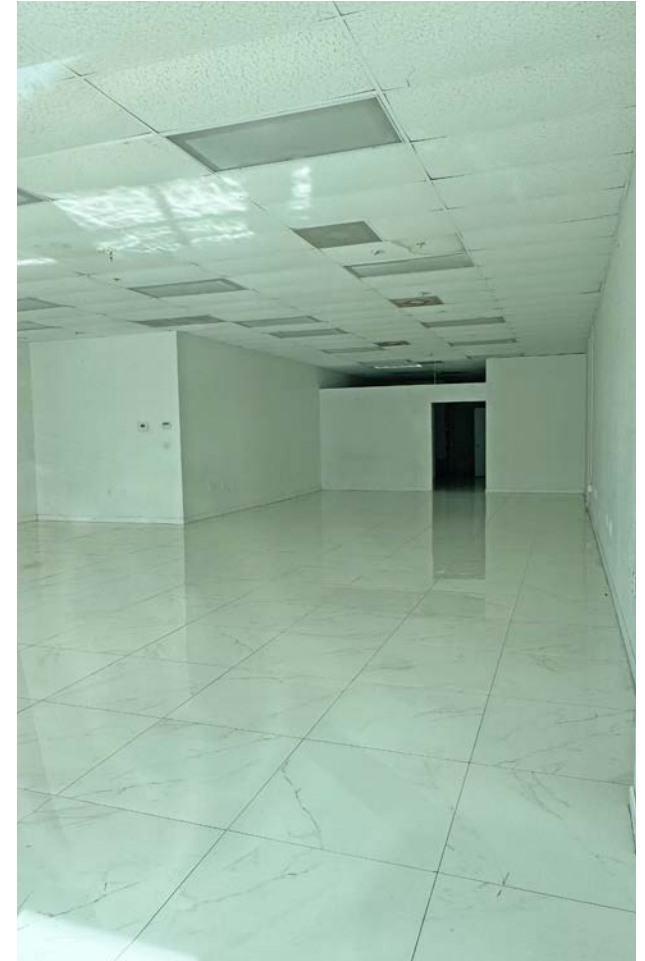
Second generation restaurant

- Beautiful unit
- Hood



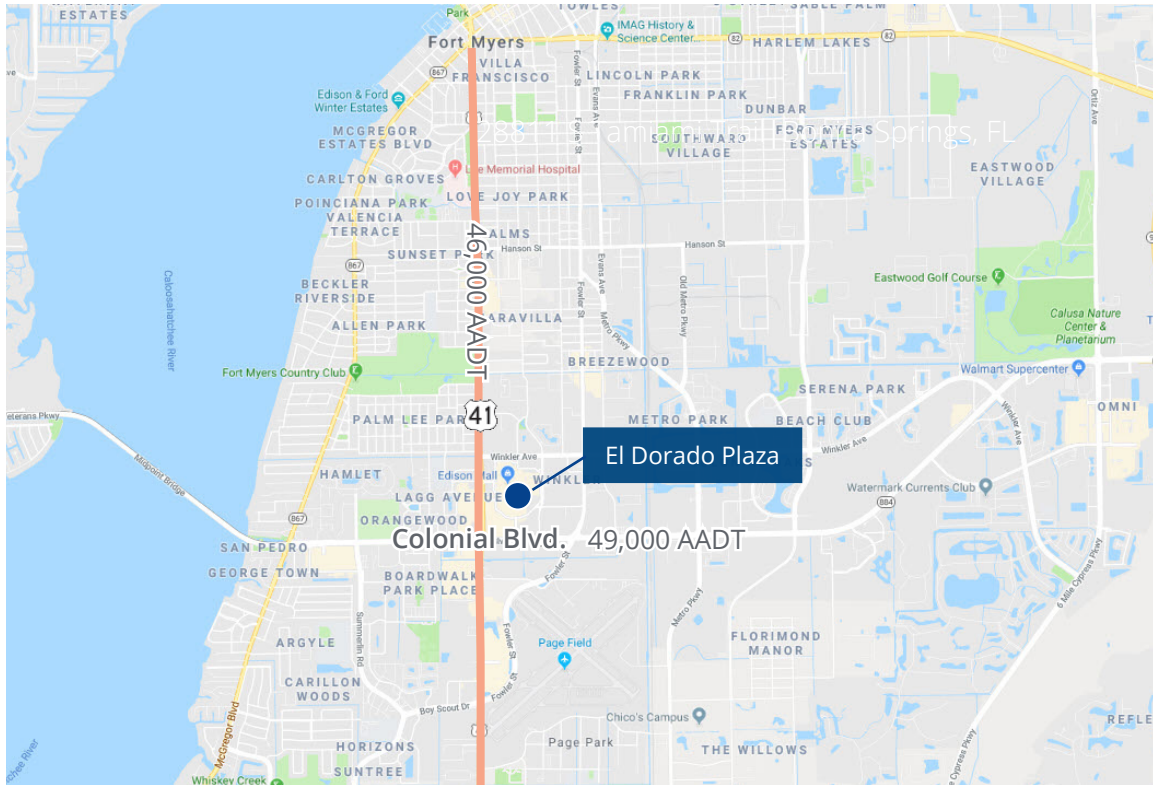
4429 Cleveland Avenue, Fort Myers, FL

Unit 521- 1,872 SF



Additionnal Data

4429 Cleveland Avenue, Fort Myers, FL



Demographics



Daytime Population

1-Mile: 17,847
3-Mile: 101,122
5-Mile: 218,534



Population Growth Rate

(2025-30)
1-Mile: 2.1%
3-Mile: 1.5%
5-Mile: 1.4%



Average HH Income

1-Mile: \$83,796
3-Mile: \$94,323
5-Mile: \$98,998



Households

1-Mile: 4,778
3-Mile: 30,932
5-Mile: 76,561



Median Age

1-Mile: 39.6
3-Mile: 41.1
5-Mile: 46.8



Traffic - AADT
US 41: 46,000
Colonial: 49,000



Accelerating success.

12800 University Drive | Suite 400
Fort Myers, FL 33907
P: +1 239 418 0300
colliers.com

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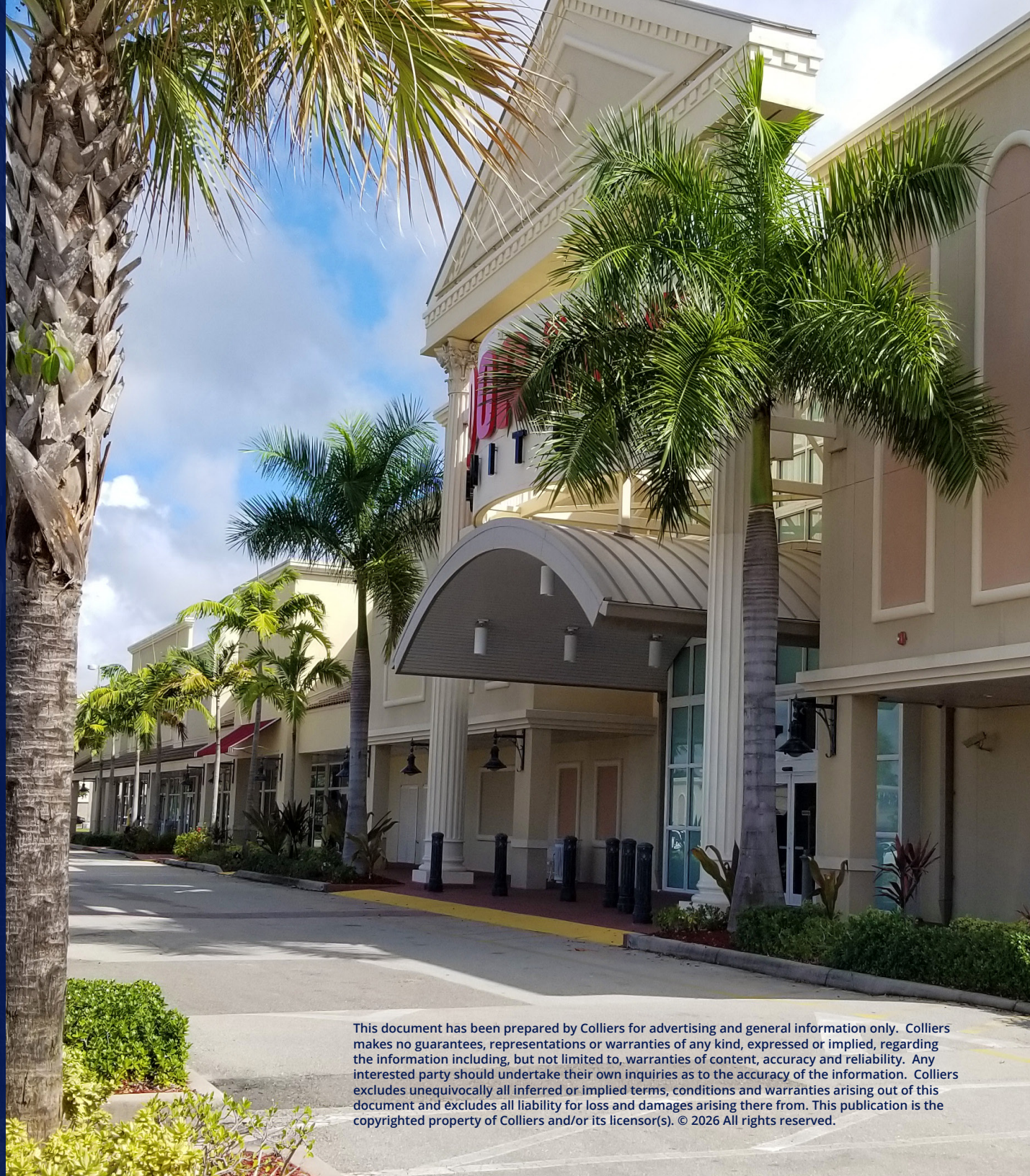
Senior Vice President | Retail Services
+1 239 895 1052
dannielle.robinson@colliers.com
Colliers Top 15 West & Central FL Broker (2025)

Fabienne Porter

Senior Client Service Specialist
+1 727 450 6961
fabienne.porter@colliers.com



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