

Tamiami Plaza

Multi-Tenant Commercial Investment

16251 N. Cleveland Ave, North Fort Myers, FL 33903



PREMIER
COMMERCIAL



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DISCLAIMER

The information contained in this offering memorandum is based on sources deemed reliable and, to the best of Seller's knowledge, is accurate. However, no representation or warranty is made as to the accuracy or completeness of the information, and Buyer should independently verify all information, including property condition, dimensions, zoning, financial terms, lease terms, and other matters material to Buyer's evaluation. This offering memorandum is not a substitute for inspections, due diligence, or professional advice. In the event of any conflict between this offering memorandum and the purchase and sale agreement, the purchase and sale agreement shall control. Seller and Premier Commercial, Inc. disclaim any liability arising from Buyer's reliance on this information.

ABOUT PREMIER COMMERCIAL

Premier Commercial is a full-service commercial real estate firm serving Florida's west coast, with offices in Naples, Bonita/Estero, and Sarasota. Backed by an experienced team of real estate professionals, the company provides strategic advisory, brokerage, and commercial real estate solutions tailored to clients across the Gulf Coast.

As part of the Lutgert family of companies, Premier Commercial is supported by a 60-year legacy of service to Gulf Coast communities, combining regional market knowledge with a longstanding reputation in Florida real estate.

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Executive Summary

THE OFFERING

Premier Commercial is pleased to present the exclusive opportunity to acquire **Tamiami Plaza**, located at 16251 N. Cleveland Avenue in North Fort Myers, Florida. This multi-tenant commercial/medical building encompasses approximately 20,532 square feet and is occupied by nine (9) tenants. The property's tenant mix is anchored by necessity-based healthcare and personal services businesses, delivering a diversified and stable income stream.

The property is zoned C-1 (Neighborhood Commercial) and approved for a broad range of office, medical office, and retail uses, providing flexibility for future leasing without rezoning. Tenants benefit from direct US-41 frontage, a fully signalized intersection, double curb cut access, available building signage, and on-site parking spaces. A full roof replacement completed in December 2025, backed by a 20-Year No Dollar Limit (NDL) Warranty, significantly reduces near-term capital expenditure risk for the incoming owner.

Situated along North Cleveland Avenue / US-41 with traffic counts of approximately 27,000 vehicles per day, the property benefits from premier frontage in one of North Fort Myers' busiest commercial corridors. The surrounding trade area features a strong mix of retail, service, and residential uses, supported by the greater Fort Myers MSA population of approximately 860,000 residents and continued regional healthcare expansion.



16251 North Cleveland Avenue

North Fort Myers, FL 33903

\$3,350,000

Asking Price



\$163

Price/SF



±20,532 SF

Building Size



1988

Year Built



Property Type	Multi-Tenant Commercial/Medical building
No. of Tenants	9
Stories	1 Story
Land Area	±2.57 AC
Parking	120 Spaces (5.8 / 1,000 SF)
Zoning	C-1 (Neighborhood Commercial)
Parcel ID	27-43-24-L4-U1033.533B
CapEx Improvements	New Roof — December 2025 (20-Yr NDL Warranty)

Investment Highlights

Stabilized Multi-Tenant Asset with Diversified Income

Tamiami Plaza is a well-established multi-tenant commercial/medical building offering immediate income diversification across nine (9) tenants. The multi-tenant structure reduces single-tenant dependency, providing investors with a resilient, balanced revenue stream from day one.

Significant Capital Improvement

A brand-new roof was installed in December 2025, backed by a 20-Year No Dollar Limit (NDL) Warranty. This critical capital expenditure transfers minimal near-term maintenance risk to the new owner and signals a well-maintained, investor-ready asset.

Flexible Zoning Approved for Medical, Office & Retail Uses

Zoned C-1 (Neighborhood Commercial) and approved for a wide variety of office, medical office, and retail uses, the property offers exceptional flexibility for both tenant retention and future leasing. This broad-use approval positions the asset to capitalize on the continued demand for healthcare and professional services in the growing North Fort Myers corridor.

Ample Parking Supporting Tenant Operations

Situated on a ±2.57-acre site, the property offers 120 parking spaces — a meaningful advantage for a multi-tenant retail and service building where parking availability directly impacts tenant performance and customer retention.

High-Traffic US-41 Corridor Location

Positioned directly along N. Cleveland Avenue / US-41, one of Southwest Florida's most trafficked commercial corridors with approximately ±27,000 vehicles per day. The property benefits from exceptional drive-by exposure, strong consumer traffic, and immediate access to a dense mix of commercial, retail, service, and residential uses.

Established Commercial Node with Diverse Surrounding Uses

The immediate trade area is anchored by a rich mix of commercial, retail, service, and residential uses, creating a self-sustaining ecosystem that supports consistent tenant foot traffic. The property benefits from its location within a mature, infill corridor with strong long-term tenancy demand fundamentals.



South View

Downtown Fort Myers



N CLEVELAND AVE | E 2714000 VPD

Tamiami Plaza
16251 N. Cleveland Ave, North Fort Myers, FL 33903

Immediate Area



SHOPPES AT DEL PRADO

BURGER KING *Walgreens*
PUBLIX
SUPERMARKET

Tamiami Plaza
16251 N. Cleveland Ave, North Fort Myers, FL 33903

MERCHANTS CROSSING

planet fitness **AMC**
American Medical Hearing Centers
DOLLAR GENERAL **Applebee's**
GRILL + BAR

Walgreens

7
ELEVEN

NORTH FORT MYERS PLAZA

Advance
Auto Parts
FAMILY DOLLAR

THE HOME DEPOT

Bealls
Florida

CVS

Walmart
Supercentre

GameStop

DOLLAR TREE

Property Photos



Site Plan



PROPERTY LINES ARE ESTIMATES

Tenant Overview



www.fyzical.com

Physical Therapy & Fitness

FYZICAL Therapy & Balance Centers is a nationally recognized physical therapy franchise founded in 2012 in collaboration with medical doctors, physiologists, and licensed therapists. The North Fort Myers location delivers prescribed physical therapy and medically-based fitness programs, specializing in Fall Prevention, Orthopedic Rehabilitation, and Vestibular Rehabilitation.

**600+ Locations
in 46 States**

Locations / Offices

**Founded 2012
(13+ Years)**

Years of Experience



www.northpointedental.com

General & Cosmetic Dentistry

North Pointe Dental Center is a full-service dental practice serving North Fort Myers, Fort Myers, Cape Coral, and surrounding communities. Offers a comprehensive range of care including preventive, restorative, periodontal, and cosmetic dentistry.

**1 Office — Serving
4 Communities**

Locations / Offices

**100 Years Combined
Staff Experience**

Years of Experience



www.fortmyersfootwellness.com

Podiatric Medicine & Foot Surgery

A podiatric medicine practice offering conservative, surgical, and aesthetic treatment for foot and ankle conditions. Led by Dr. Bradley A. Habuda, DPM, FACFAS — Board Certified in Foot Surgery and practicing in Fort Myers since 2005.

Practicing since 2005

Years of Experience

Crystal Hearing Solutions

www.crystalhearingsolutions.com

Audiology Private Practice

An audiology private practice serving North Fort Myers and Lee County, owned and operated by Dr. Crystal Broussard, Au.D., CCC-A — a doctoral-level audiologist with over 15 years of experience. The practice provides comprehensive hearing testing, hearing aid services, and custom ear protection for patients ages six months and up.

Serving Lee County since 2007

Years of Experience



Tenant Overview



www.mysafehaven.com

Smart Home Security & ADT-Authorized Dealer

The nation's largest ADT-authorized dealer, providing professionally installed home security systems, 24/7 monitoring, and smart home automation solutions. Founded in 1999, Safe Haven operates 100+ offices across 40+ states and serves as the exclusive smart home integrator for D.R. Horton, the largest homebuilder in the U.S.

100+ in 40+ States

Locations / Offices

Founded 1999

Years of Experience

Beautiful Life Senior Club, Inc.

Senior Social & Wellness Services

A senior-focused organization providing activity-based programs and community engagement services for older adults. The practice serves a growing retirement-age population across the North Fort Myers and greater Lee County area.

Sunrise Smile Pediatric Care

Pediatric Home Health Services

Sunrise Smile Pediatric Care provides specialized pediatric home health services for children and families throughout Southwest Florida, including Lee, Charlotte, Collier, DeSoto, Glades, and Hendry Counties. Services include wound care, IV therapy, central line care, subcutaneous injections, and medication compliance monitoring.



North Fort Myers

Located along the U.S. 41 corridor in northern Lee County, North Fort Myers is a growing suburban market with direct access to Cape Coral and downtown Fort Myers. The submarket benefits from a strong healthcare demand base, an aging residential population, and efficient regional connectivity, positioning it as a stable and expanding market for medical and service-oriented commercial uses.

Demographic Snapshot

42,719
Population



63.4
Median Age



\$56,261
Median Household Income (2024)



38.8%
Employment Rate



Source: US Census Bureau (2024)

HEALTHCARE DEMAND

North Fort Myers is one of Southwest Florida's most healthcare-dependent submarkets, with nearly half of all residents aged 65 or older. Lee Health is currently developing a \$824M hospital campus nearby, further anchoring the US-41 corridor as a primary healthcare destination.

45.80%
Population Age 65+






11.8%
Without Health Care Coverage

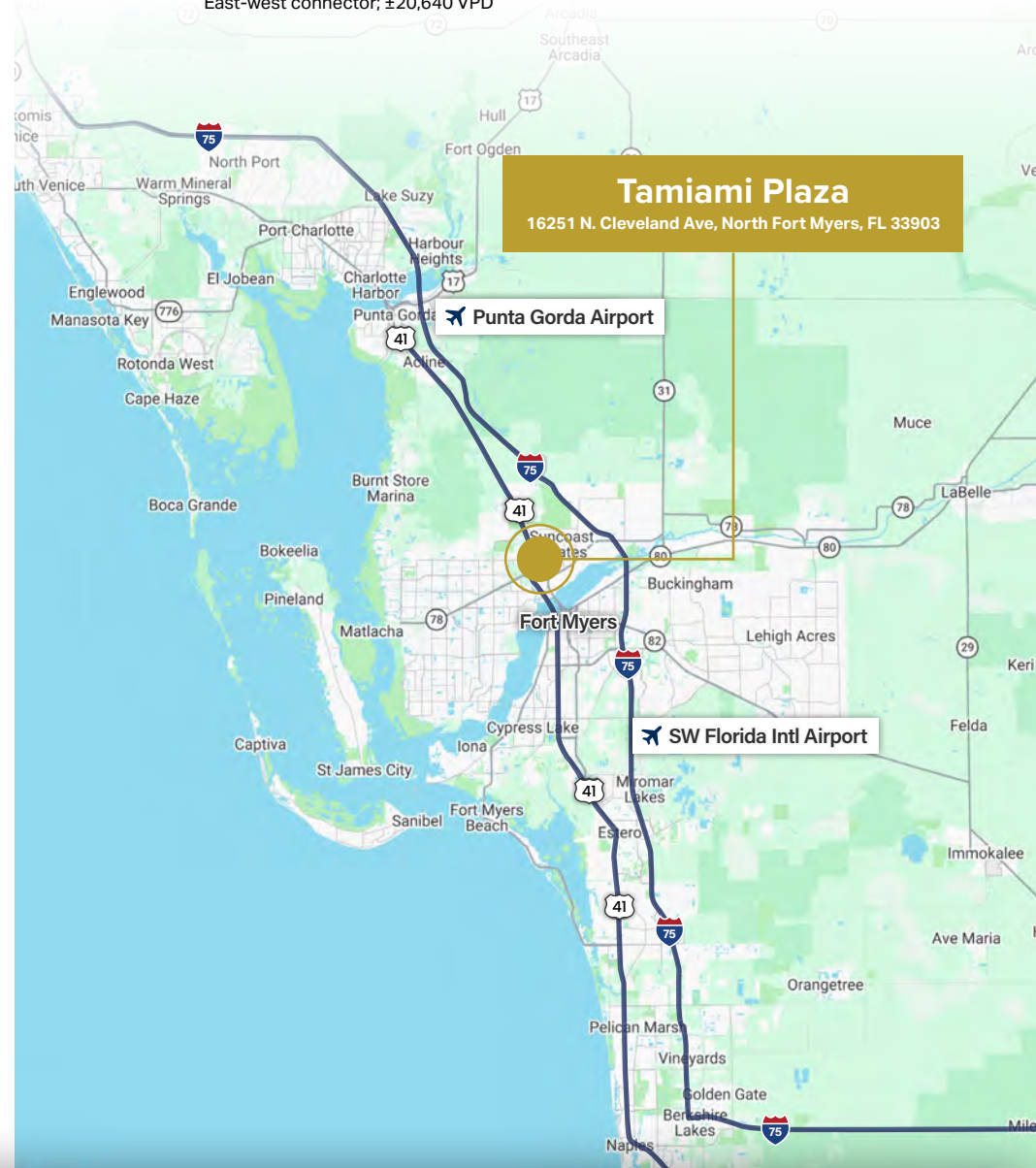
Education & Health Services
(+2.87% YOY)
Largest Growing Sector

2028
Lee Health Campus Opening

Source: CoStar / Oxford Economics, Fort Myers Office Market Report, Q2 2026

REGIONAL CONNECTIVITY

-  **N. Cleveland Ave (US 41)**
Primary north-south arterial; ±28,222 VPD
-  **I-75**
Regional freeway access to Tampa & Miami
-  **Littleton Road**
East-west connector; ±20,640 VPD
-  **SW Florida Intl Airport**
31 min / 18.4 mi
-  **Punta Gorda Airport**
27 min / 18.8 mi



Regional Healthcare Investment



Lee Health's new \$975 million hospital campus, Southwest Florida's largest healthcare construction project to date, is under development approximately 10 miles from the subject property at 4453 Challenger Blvd. The project will deliver 535,000 SF of acute care hospital space, 125,000 SF of medical offices, an ambulatory surgery center, and a hub for the Lee Health Musculoskeletal Institute across a 53-acre site. Having reached its topping-out milestone in March 2026, the project remains on track for a fall 2028 patient opening.

Lee Health operates Lee Memorial Hospital on U.S. 41 and a primary care clinic at 13279 N. Cleveland Avenue, reinforcing the corridor's identity as a regional healthcare destination and driving long-term demand for medical office tenants.

~\$975 Million | 53-Acre Campus
Total Investments

535,000 SF Acute Care Hospital | Up to 356 Beds

125,000 SF Medical Office Space | Ambulatory Surgery Center

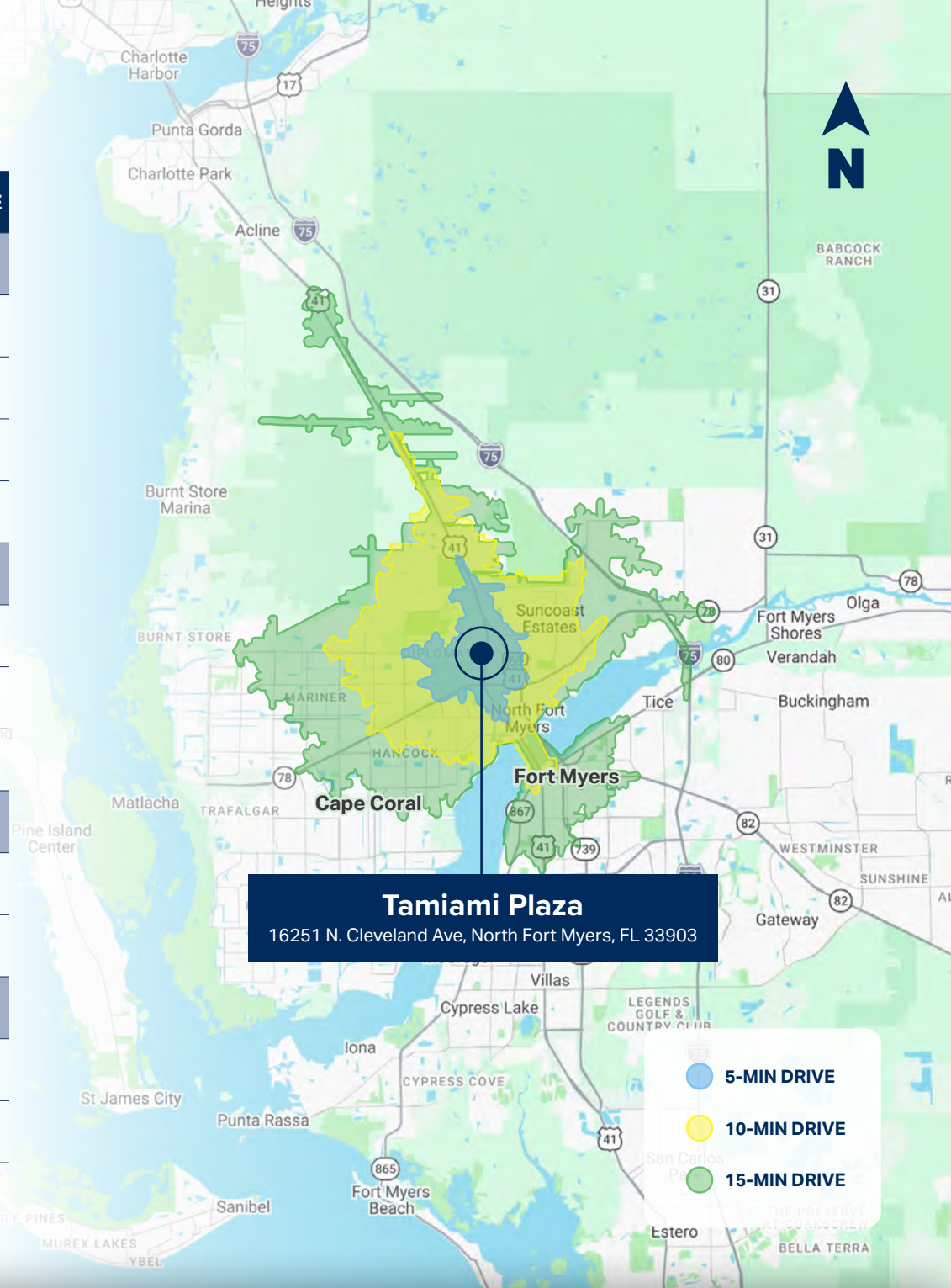


Source: Gulfshore Business (January 2025 & March 2026); WGPU (June 2025); Lee Health

Demographics

	5-MIN DRIVE	10-MIN DRIVE	15-MIN DRIVE
POPULATION			
2025 Population	9,882	66,785	150,797
2030 Population Projection	11,427	73,323	166,539
Ann. Pop Growth 2025-2030	2.9%	1.9%	2.0%
Median Age	63.7	55.7	48.5
HOUSEHOLDS			
2025 Households	5,204	30,997	64,903
2030 Household Projection	6,183	34,746	72,922
Ann. HH Growth 2025-2030	3.5%	2.3%	2.4%
INCOME			
Average Household Income	\$61,667	\$80,183	\$85,949
Median Household Income	\$46,658	\$62,008	\$63,989
DAYTIME DEMOGRAPHICS			
Total Businesses	418	2,752	6,605
Total Employees	3,388	19,666	52,797

Source: ESRI, 2026



Expand Your Investment — Acquire the Adjacent DaVita Building

Opportunity to Acquire an Adjacent Asset — Offered at \$1,175,000

Investors acquiring Tamiami Plaza have a rare opportunity to simultaneously purchase the adjacent DaVita-occupied building at 16101 N. Cleveland Avenue — creating an immediate two-building, NNN-anchored commercial portfolio along one of Southwest Florida’s most active commercial corridors.

ASSET AT A GLANCE

Address 16101 N. Cleveland Ave, North Fort Myers, FL

Tenant DaVita Dialysis (NYSE: DVA)

Net Rentable Area ± 5,741 SF

Land Area ± 1.75 AC

Lease Structure Triple Net (NNN)

Lease Expiration November 30, 2030

Remaining Lease Term ± 4.5 Years





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