

LAND FOR DOWNTOWN DRIVE-THRU BUILD-TO-SUIT OPPORTUNITY

2507 Cleveland Ave + 2056 Franklin St | Fort Myers, FL 33901

±0.62 AC

PRIMARY DEVELOPMENT PARCEL

±0.93 AC

COMBINED LAND AREA

±38,000

VEHICLES PER DAY | US 41



Conceptual Rendering - Illustrative only - access, circulation and configuration subject to approvals.

Lease Opportunity

- Landlord build-to-suit for a small-format coffee, beverage, breakfast or QSR operator
- Building, drive-thru stacking, circulation and parking tailored to the operator's prototype
- Weekday demand from Downtown/Midtown employment, government offices and commuter traffic
- Evening and weekend demand generated by restaurants, bars, events, cultural attractions and entertainment
- Additional everyday demand from nearby apartments and established neighborhoods

Highlights

- ±0.62 AC primary development parcel
- ±0.31 AC additional parking parcel
- ±0.93 AC / 40,678 SF combined
- Hard corner at US 41 and Franklin Street
- Approximately 38,000 vehicles per day
- Potential monument sign along US 41
- Immediately north: Dunkin', Holiday Inn, CVS and RaceTrac



Michael F. Curran

Vice President - Brokerage

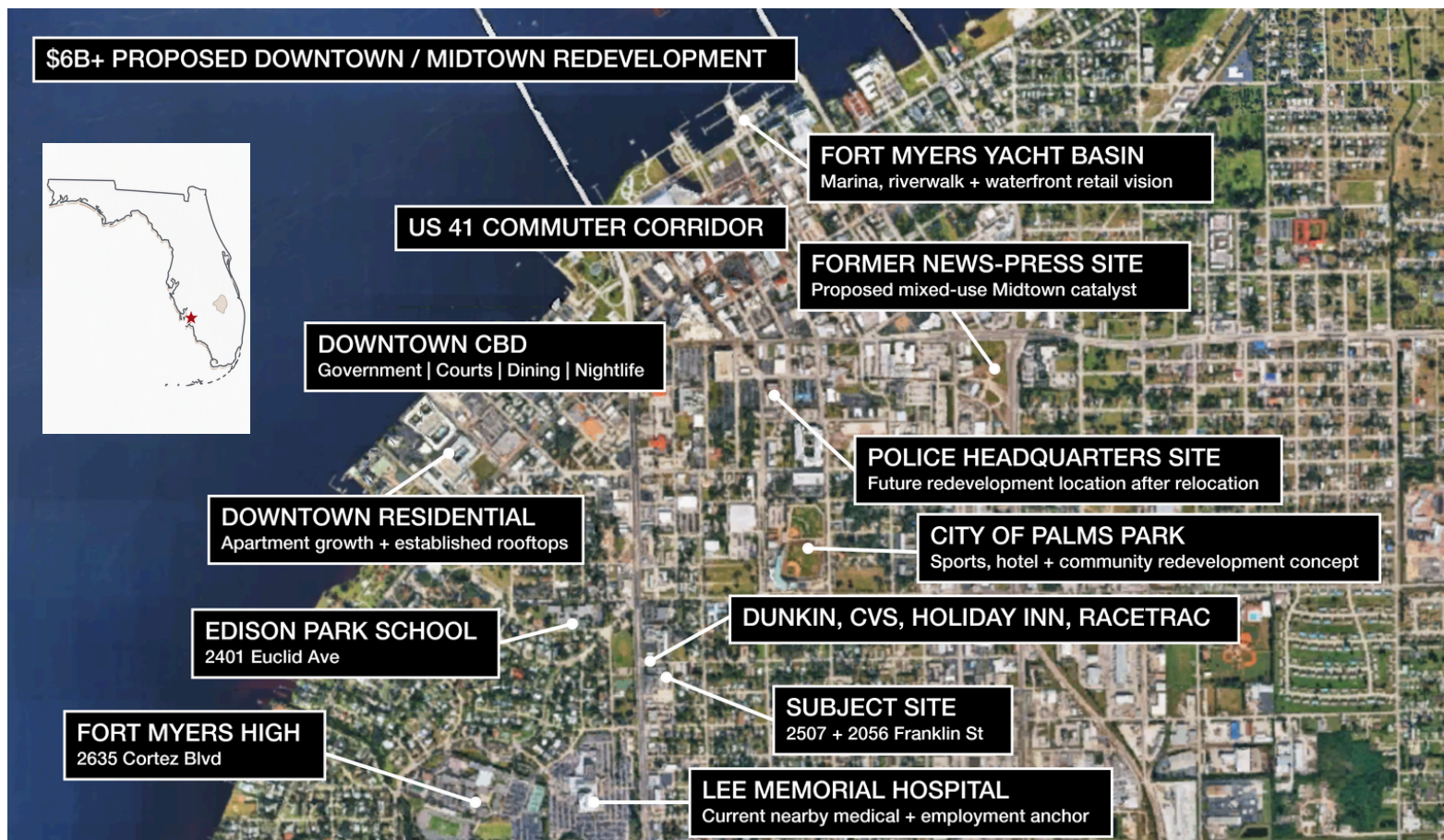
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RETAIL AERIAL + DEMAND PROFILE DOWNTOWN / MIDTOWN FORT MYERS

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Some Projects are in the proposed/planning stage. Locations are approximate.

DRIVE-TIME DEMAND PROFILE

5 / 10 / 15-MINUTE CORRIDOR SNAPSHOT

5-MINUTES	
23.3K+	
Daytime Population	
Population	13,765
Daytime Ratio	1.69
Median HHI	\$46.5K+

10-MINUTES	
89.2K+	
Daytime Population	
Population	59,598
Daytime Ratio	1.5
Median HHI	\$57.8K+

15-MINUTES	
215.8K+	
Daytime Population	
Population	176,504
Daytime Ratio	1.22
Median HHI	\$66.8K+

Demographics: ESRI 2026



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