



3821 Cleveland Ave
FORT MYERS, FL 33901

**CAR WASH SITE
FOR SALE**

MSC | COMMERCIAL
REAL ESTATE

LEE DELIETO JR
Senior Commercial Advisor
(941) 323-0060
leedelietojr@msccommercial.com
BK702292, Florida

WILLIAM MARTIN
Commercial Advisor
(941) 302-9990
willmartin@msccommercial.com
SL3373206, FL

SPENCER BRANNEN
Commercial Advisor
(941) 822-7473
spencerbrannen@msccommercial.com

PROPERTY SUMMARY

3821 CLEVELAND AVENUE | FORT MYERS, FL 33901



Property Summary

Price:	\$2,200,000
Building SF:	4,376
Price / SF:	\$502.74
Occupancy:	Vacant
Lot Size:	30,144 SF
Price / SF Land:	\$72.98
Frontage:	136 ft
Parking:	10 Spaces
Parking Ratio:	2.29 per 1,000 sqft
Year Built:	1970
Renovated:	1986

Property Overview

This property offers an appealing redevelopment opportunity. Currently stands as a car wash, the site benefits from strong frontage, excellent traffic exposure, and convenient access to nearby residential and commercial demand generators. With great location and existing site improvements, this property is well positioned for a buyer seeking a value-add opportunity or a redevelopment site in one of Fort Myers' most active commercial markets.

Location Overview

Situated along Cleveland Avenue/US-41 in one of Fort Myers' established commercial corridors, this property offers excellent visibility, strong traffic exposure, and convenient access to the surrounding retail and service market. The location benefits from its central position within the Fort Myers trade area, with direct connectivity to downtown, major residential neighborhoods, and key regional thoroughfares. This prominent corridor continues to attract a wide range of commercial users, making it a compelling opportunity for owner-users and investors alike.

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PROPERTY PHOTOS

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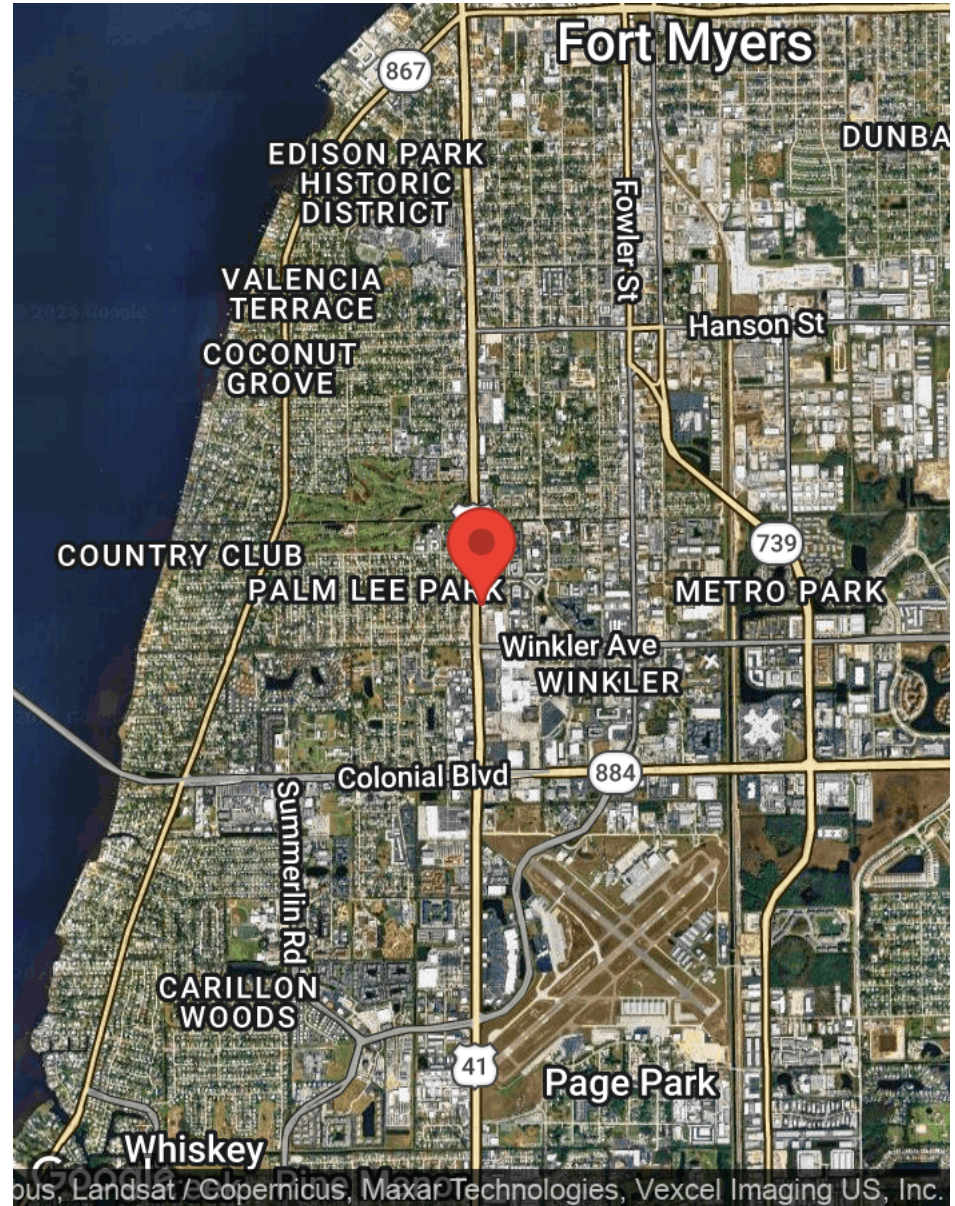
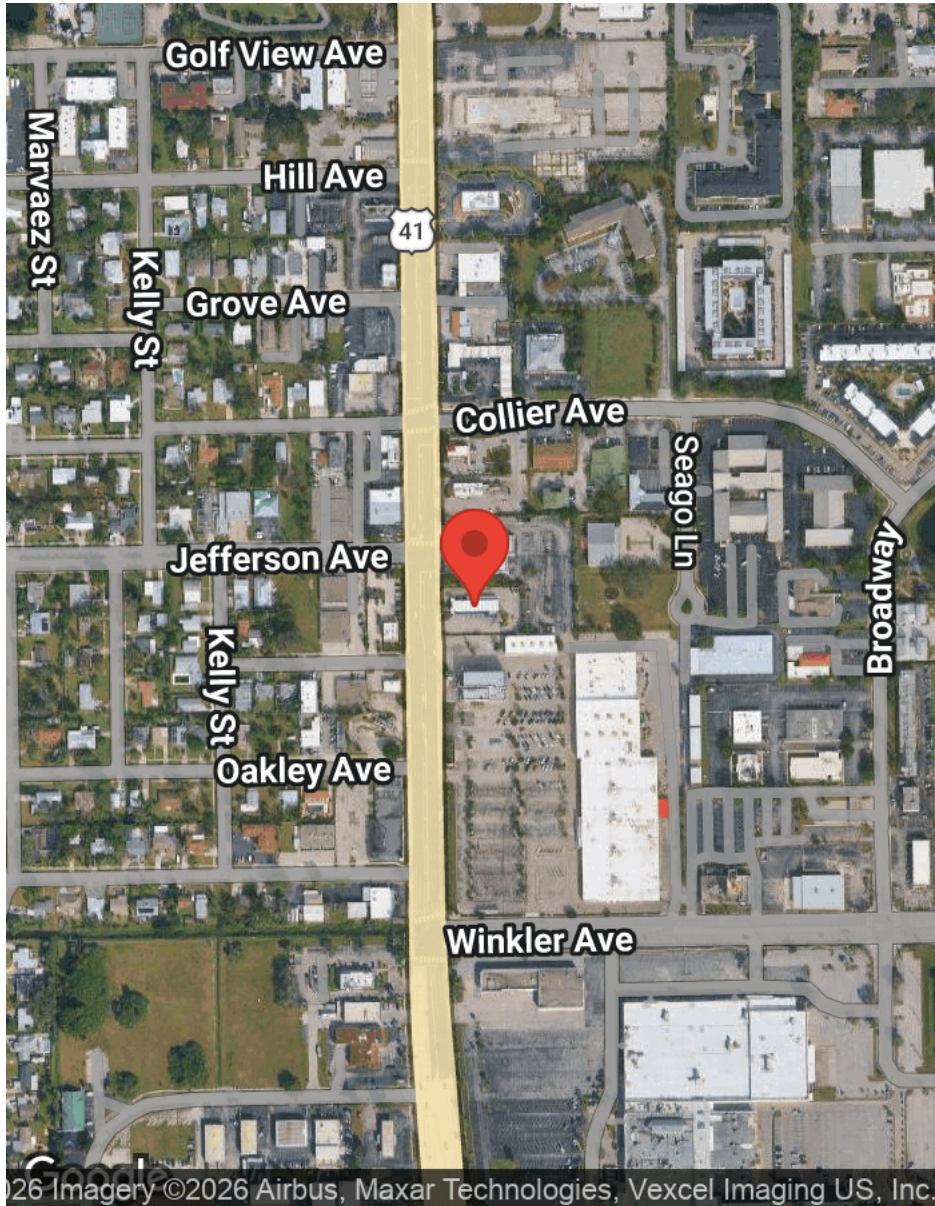
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LOCATION MAPS

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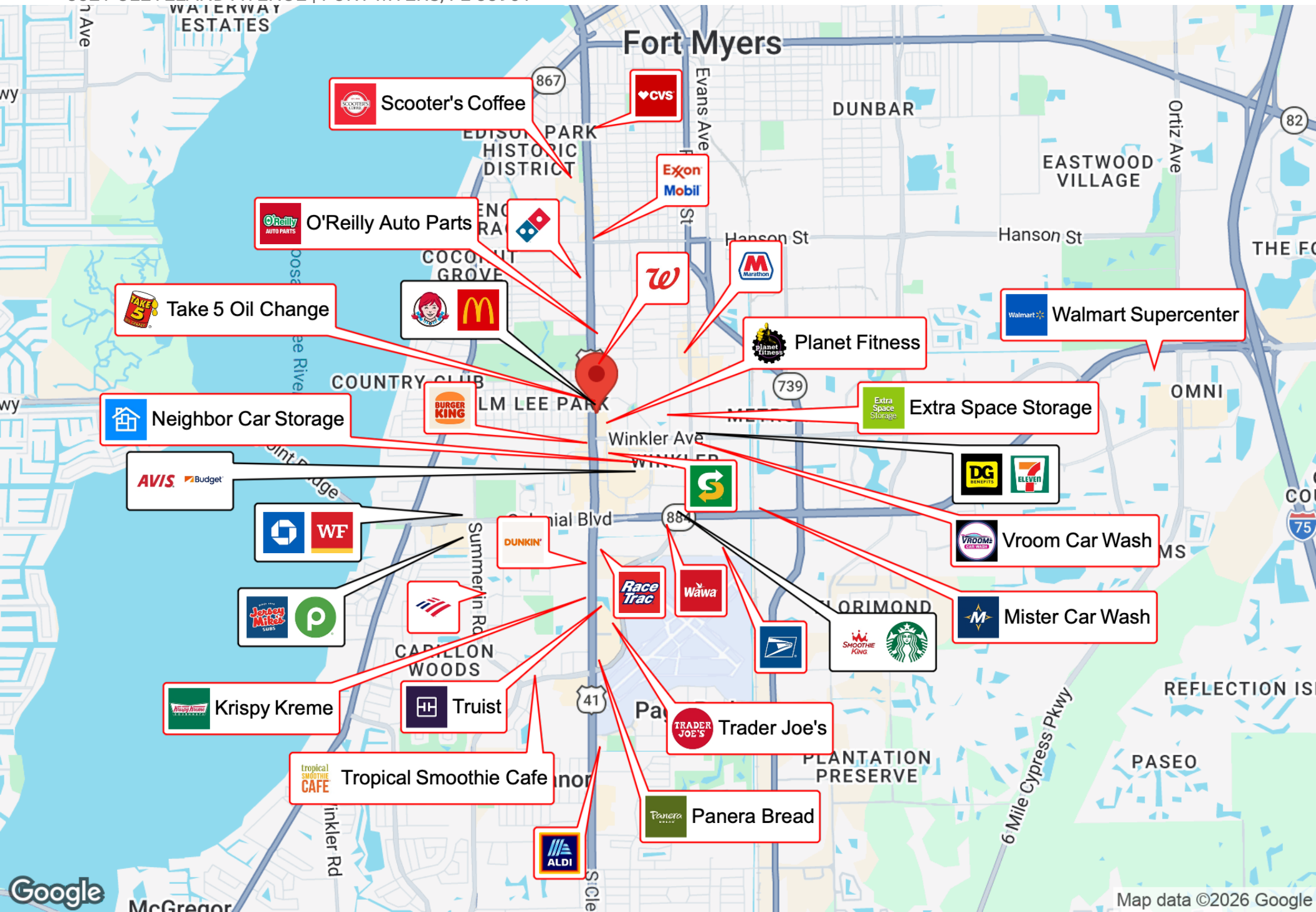
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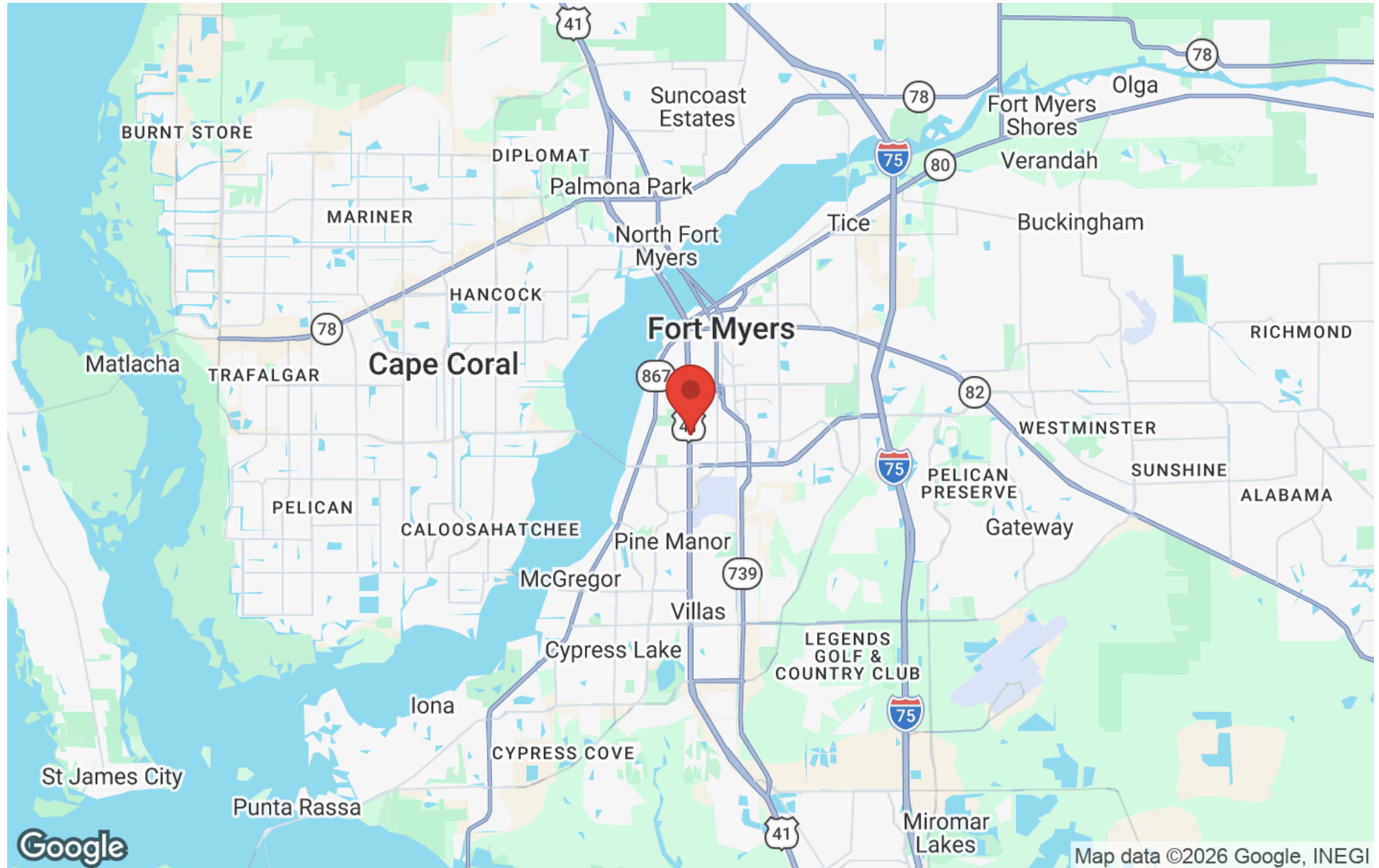
BUSINESS MAP

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REGIONAL MAP

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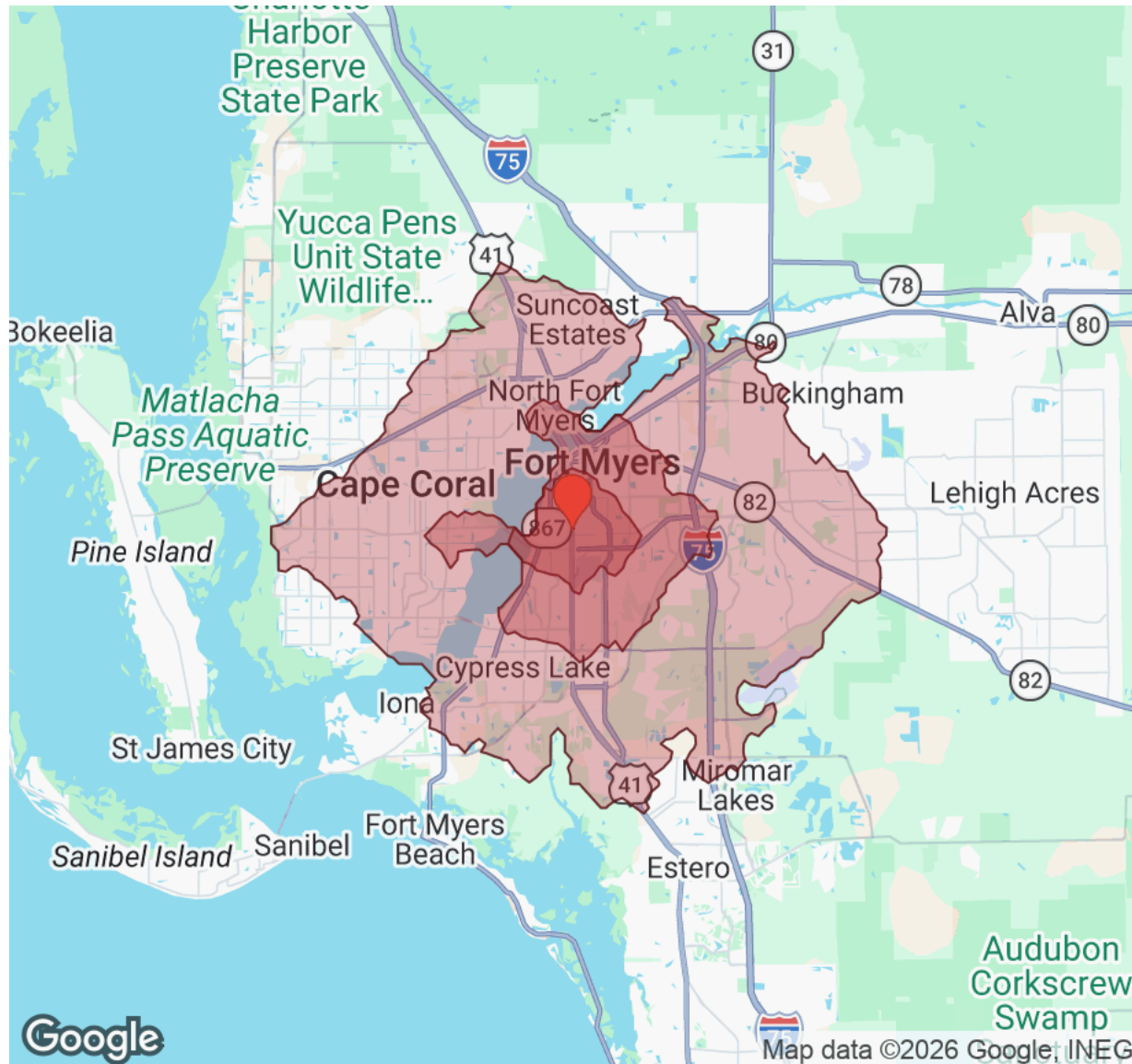
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DEMOGRAPHICS

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Driving Time: ■ 5 Mins ■ 10 Mins ■ 20 Mins

Population	5 Mins	10 Mins	20 Mins
Male	15,155	51,436	214,667
Female	15,171	51,386	218,928
Total Population	30,326	102,822	433,595

Race / Ethnicity	5 Mins	10 Mins	20 Mins
White	14,487	54,156	256,038
Black	6,723	18,662	45,788
Am In/AK Nat	30	82	347
Hawaiian	3	10	87
Hispanic	7,669	25,397	113,992
Asian	661	2,447	10,016
Multiracial	655	1,799	6,591
Other	97	267	737

Housing	5 Mins	10 Mins	20 Mins
Total Units	16,085	58,232	240,220
Occupied	12,485	44,886	185,648
Owner Occupied	4,261	20,946	117,322
Renter Occupied	8,224	23,940	68,326
Vacant	3,599	13,347	54,572

Age	5 Mins	10 Mins	20 Mins
Ages 0 - 14	5,101	15,584	62,185
Ages 15 - 24	3,783	11,656	45,313
Ages 25 - 54	12,186	39,261	150,082
Ages 55 - 64	3,595	12,863	59,130
Ages 65+	5,663	23,459	116,884

Income	5 Mins	10 Mins	20 Mins
Median	\$54,894	\$63,002	\$72,622
Under \$15k	1,693	5,110	15,977
\$15k - \$25k	815	2,943	10,834
\$25k - \$35k	1,433	4,013	14,736
\$35k - \$50k	1,871	5,751	20,860
\$50k - \$75k	1,771	7,880	33,401
\$75k - \$100k	1,352	5,552	25,708
\$100k - \$150k	1,600	6,618	32,321
\$150k - \$200k	713	2,911	13,299
Over \$200k	1,240	4,109	18,511

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PROFESSIONAL BIO

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A commercial real estate sales and leasing specialist for 20 + years, Lee DeLieto Jr. offers a uniquely informed perspective on the Sarasota market, helping clients to make the right decisions about their investment strategies. In 2005, Lee joined his father, a seasoned Michael Saunders associate, to form the Company's top producing Commercial team. To date, this exceptional duo has closed on millions of dollars of commercial property, working diligently to achieve the objectives of clients and investors.

Lee's Commercial real estate services include commercial investment property, land development, site and land acquisition, office space and retail leasing, 1031 exchanges, and asset disposition. The DeLieto Team has the proven ability to make every investment, lease, acquisition/sale a profitable experience. Committed to the community they serve, both Lee Jr. and Sr. are actively involved in local organizations both civic and charitable. Lee Jr has recently finished a 6-year term as a Board of Trustees member of Plymouth Harbor.

A graduate of the University of Florida, Lee has lived in Sarasota since 2005. Married to Valarie Wadsworth-DeLieto, the newest member of the DeLieto Team, together they enjoy traveling across the United States on Lee's 2008 Harley Davidson.

Awards

2014 President's Award Recipient
2015 Founders Award Recipient
2016 Presidents Award Recipient
2017 Legacy Award Recipient
2019 Legacy Award Recipient
2020 Presidents Award Recipient
2021 Legacy Award Recipient
2022 Legacy Award Recipient

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