FOR SALE

0.92 ACRES AVAILABLE

3535 Cleveland Avenue, Fort Myers, FL 33901



*EXISTING BUILDING



*PROPOSED RENDERING, SUBJECT TO CHANGE

PRIME CORNER OPPORTUNITY AT THE CENTER OF SOUTHWEST FLORIDA GROWTH

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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Property Overview

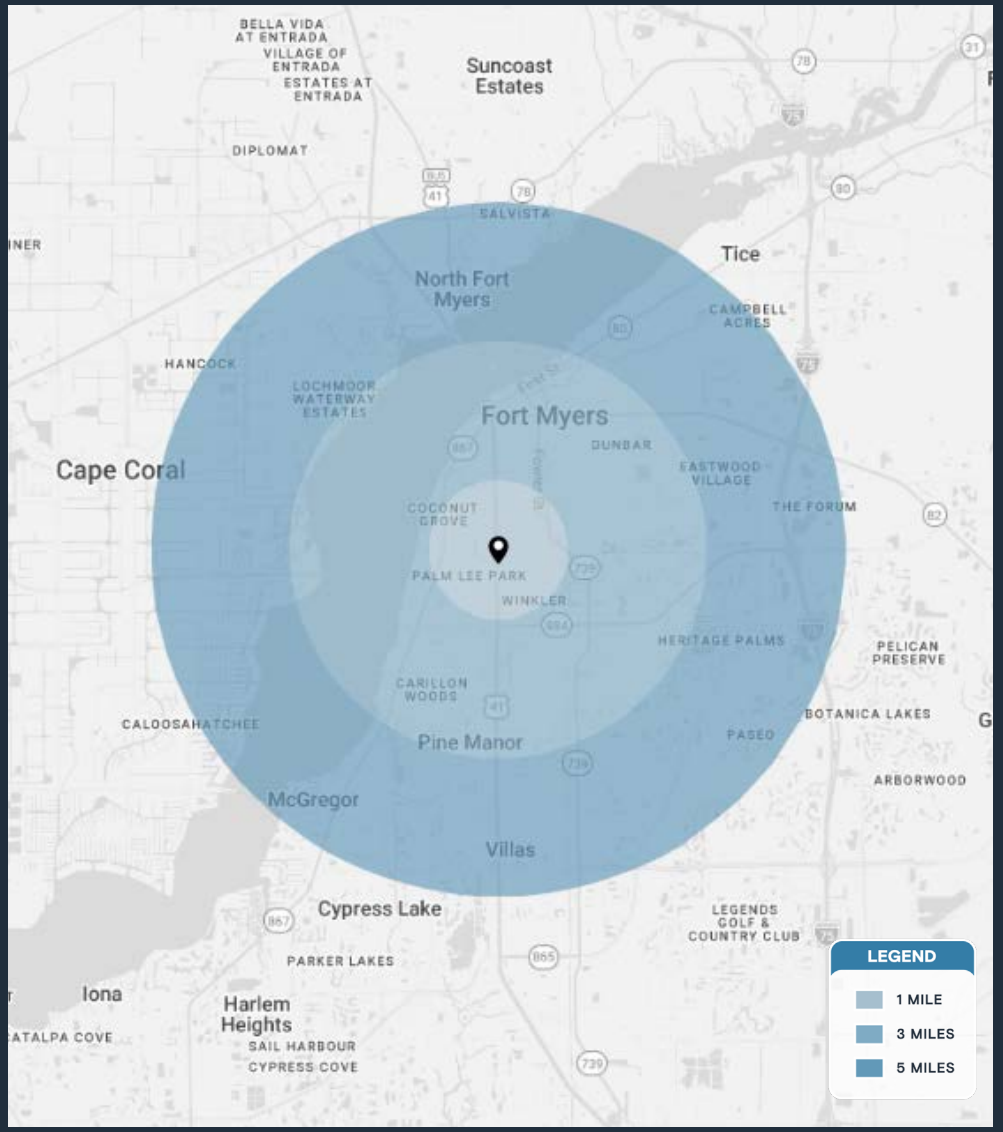
0.92 acres positioned along Cleveland Avenue (US-41), one of Fort Myers' most recognized commercial corridors, 3535 Cleveland Avenue offers investors, developers, and owner-users a highly visible infill redevelopment opportunity in the heart of Lee County. The property benefits from exceptional frontage, direct access, and strong daily traffic counts while being surrounded by an established mix of residential neighborhoods, medical facilities, retail centers, and hospitality destinations.

Located just minutes from Downtown Fort Myers, the site provides immediate connectivity to the region's primary employment and population centers, including Cape Coral, Fort Myers Beach, Estero, Bonita Springs, and Southwest Florida International Airport. The surrounding area continues to experience significant population growth, creating sustained demand for convenience retail, medical services, restaurants, hospitality, and experiential uses.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	12,839	59,945	167,021
HOUSEHOLDS	5,331	25,146	71,495
EMPLOYEES	8,326	45,936	90,103
AVERAGE HH INCOME	$88,584	$96,148	$99,634
	5 MINUTES	**10 MINUTES**	**15 MINUTES**
POPULATION	21,104	66,663	139,847
HOUSEHOLDS	8,864	28,535	59,788
EMPLOYEES	17,311	49,338	81,584
AVERAGE HH INCOME	$92,907	$93,498	$95,247

ASKING PRICE

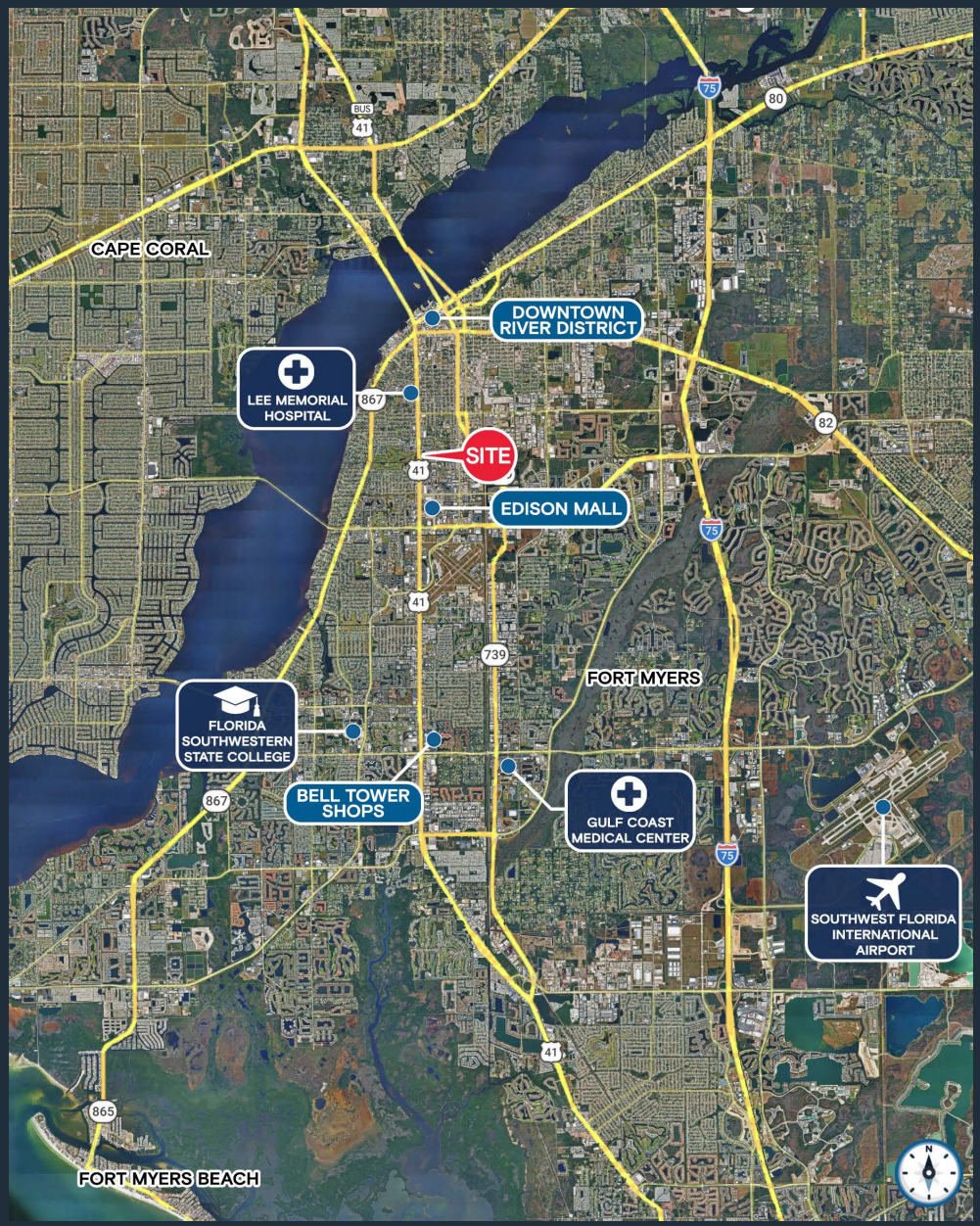
6% cap rate - $1,620,000



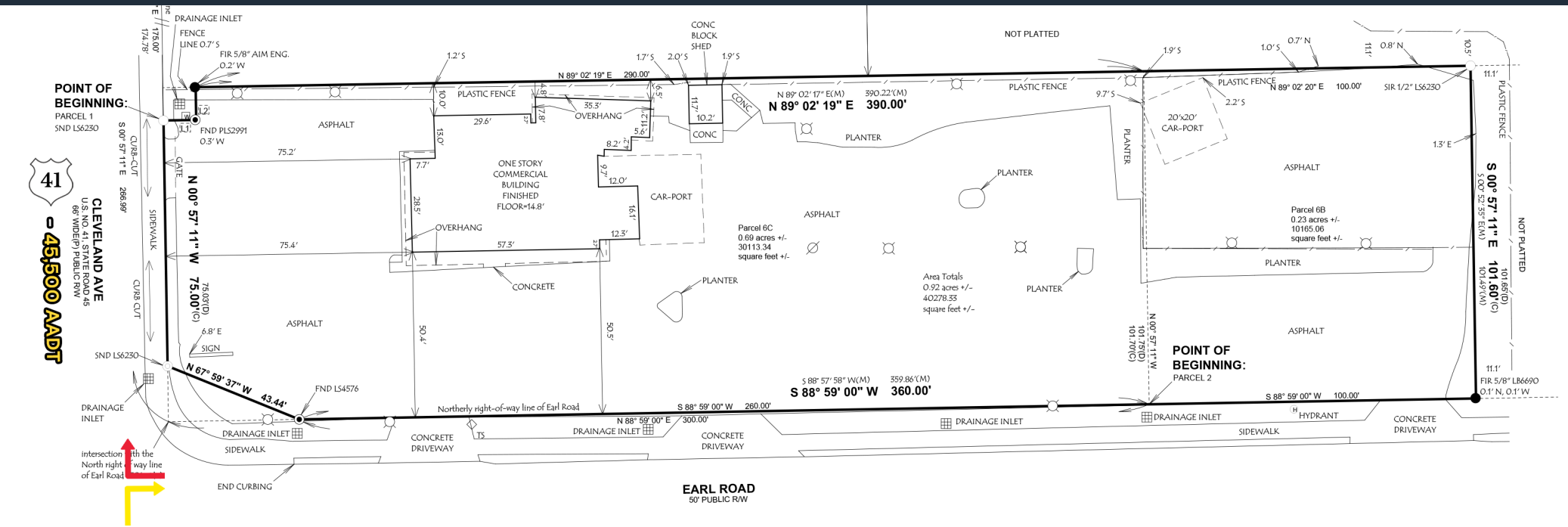
STRATEGIC LOCATION ADVANTAGES

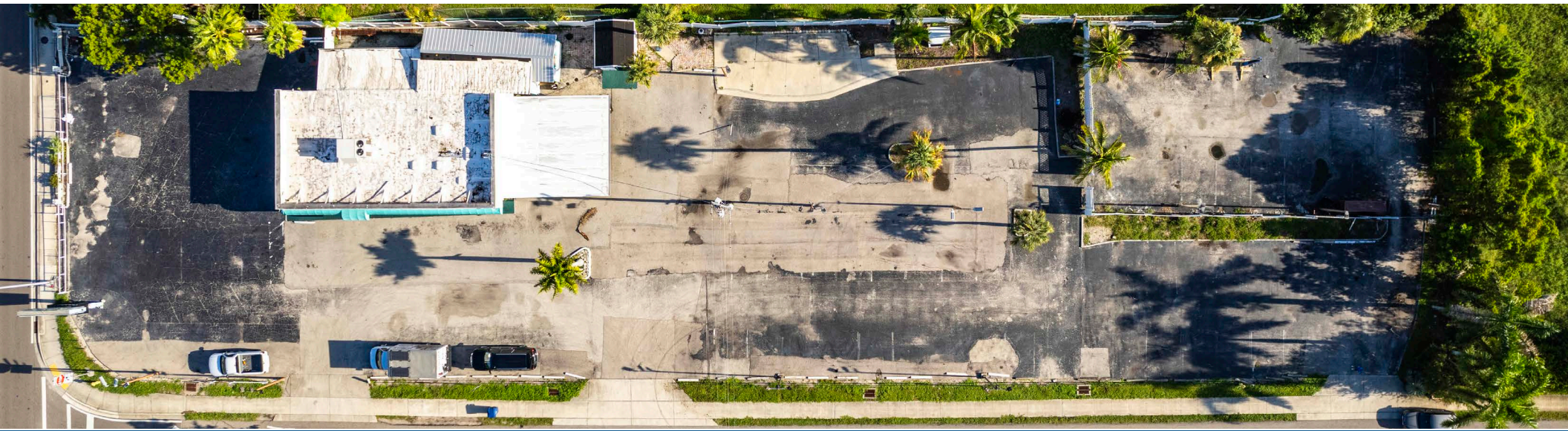
- Occupied by Black Label Marine Group LLC - boat sales, service and repair
- Auto dealership and related uses acceptable
- Prime frontage along Cleveland Avenue (US-41)
- Excellent visibility and multiple access points
- Centrally located between Downtown Fort Myers and Bell Tower
- Minutes to Lee Health medical facilities
- Close proximity to Edison Mall and major retail corridors
- Dense surrounding residential population
- Strong daytime employment demographics
- Convenient access to Interstate 75 via Colonial Boulevard and Daniels Parkway
- Less than 20 minutes from Southwest Florida International Airport
- Directly across from Fort Myers Country Club

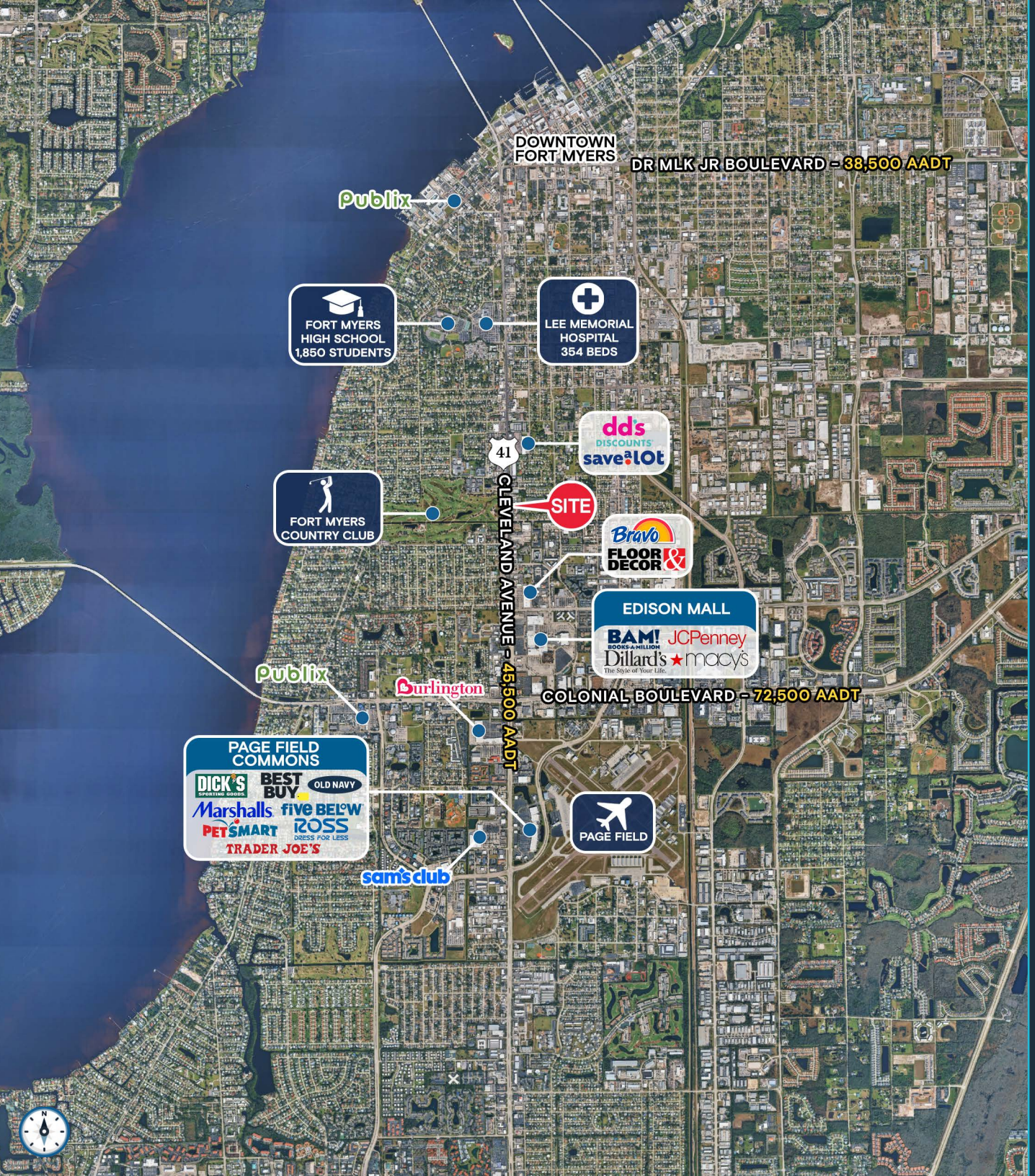
NEARBY DESTINATIONS



Zoned Commercial Intensive (CI). It is the express intent of CI District to provide areas for more intense commercial development and commerce while maintaining an attractive community.







Contact Broker

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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 11.04.26