

4290 Cleveland Avenue

Fort Myers, FL 33901

FOR SALE: Call for Price



CBRE

Executive Summary

Located on S. Cleveland Avenue (US-41) one of the most heavily traveled corridors in Southwest Florida, this freestanding commercial building presents a compelling value-add opportunity for both owner-users and investors seeking premier visibility in the Fort Myers market.



CI Zoning

Zoned CI, the property allows for a wide range of commercial uses and is particularly well-suited for showroom users, contractors, home service providers, or retail operators seeking a central and accessible location. Its layout supports a combination of front-facing retail/showroom space with rear service or warehouse functionality.



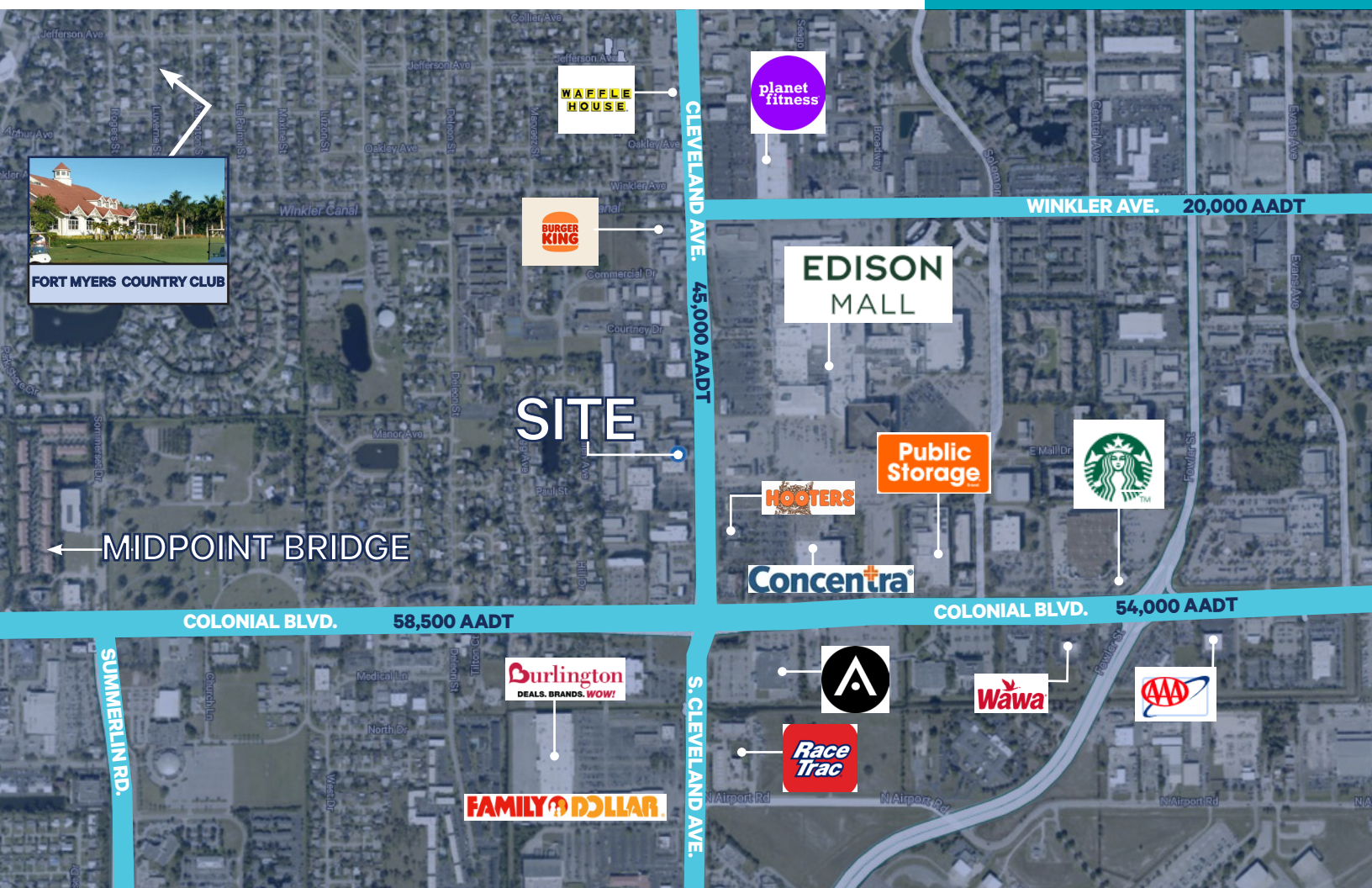
Flexible Space Use

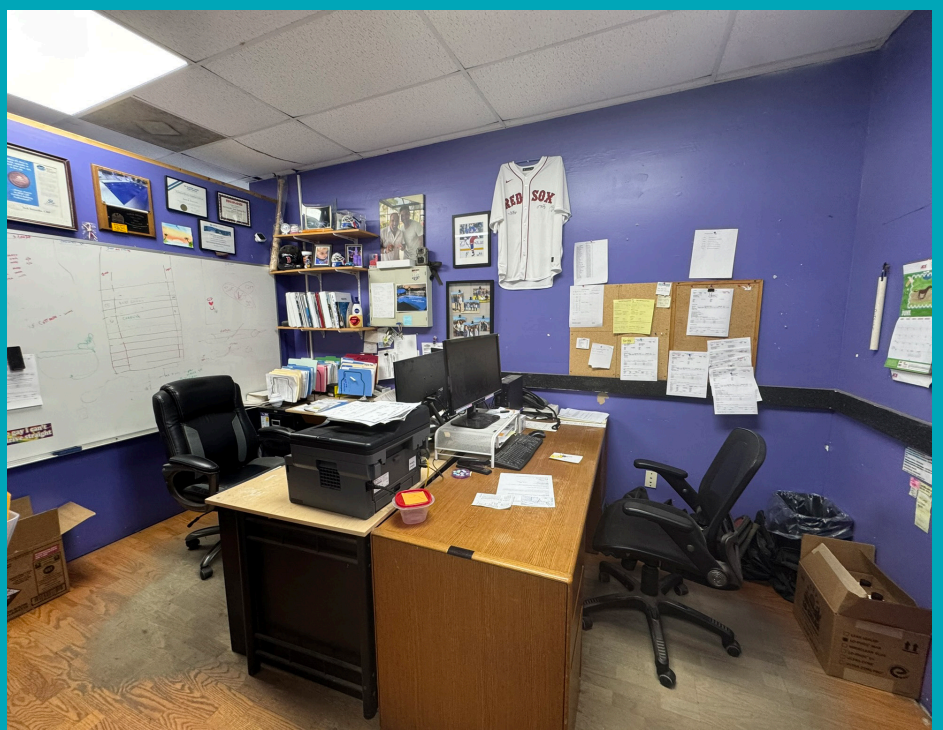
The building provides a near-term opportunity for an owner-user to take occupancy or for an investor to reposition the asset. The structure offers functional flexibility for a showroom, contractor, or service-based operations. The site includes 7 parking spaces in front with additional parking in the rear, accommodating both customer access and operational needs.



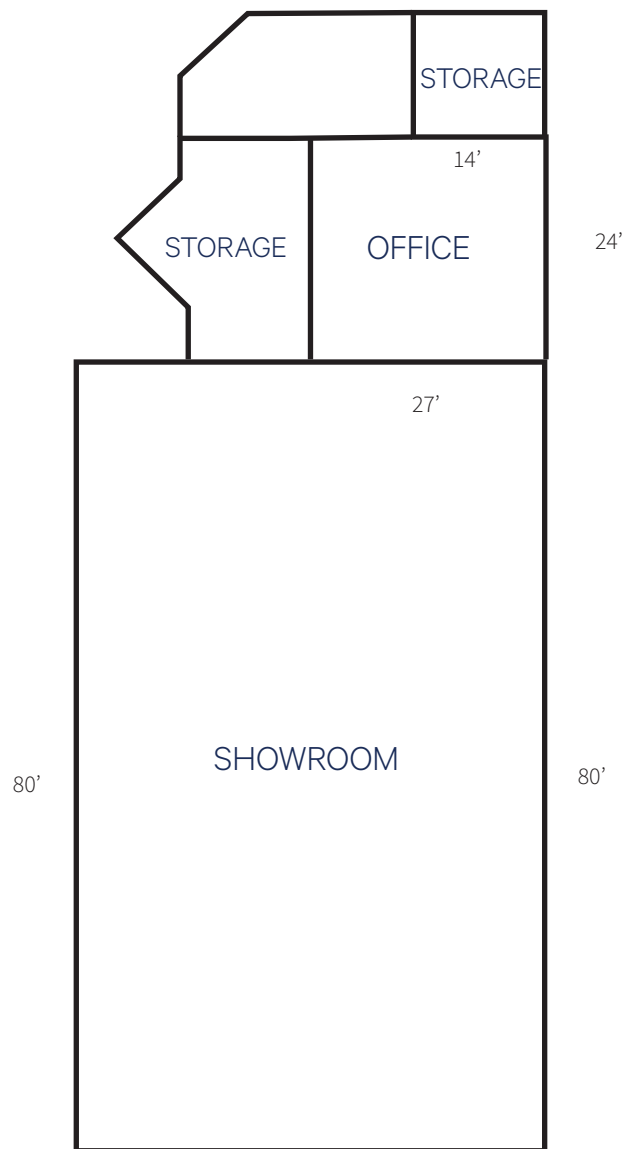
Property Overview

Sale Price	Call for Price
Building Size (SF)	5,029
Building Type	Freestanding
Tenancy	Single
Parcel Size (AC)	0.34
Frontage (Cleveland Ave.)	81'
Daily Traffic Counts (AADT) 2025	45,000+
Auto Parking	10+ Spaces
Zoning	CI (Commercial Intensive)
Municipality	The City of Fort Myers
Year Built	1958





Floor Plan



**+/- 4,381 square feet
of Showroom Space**

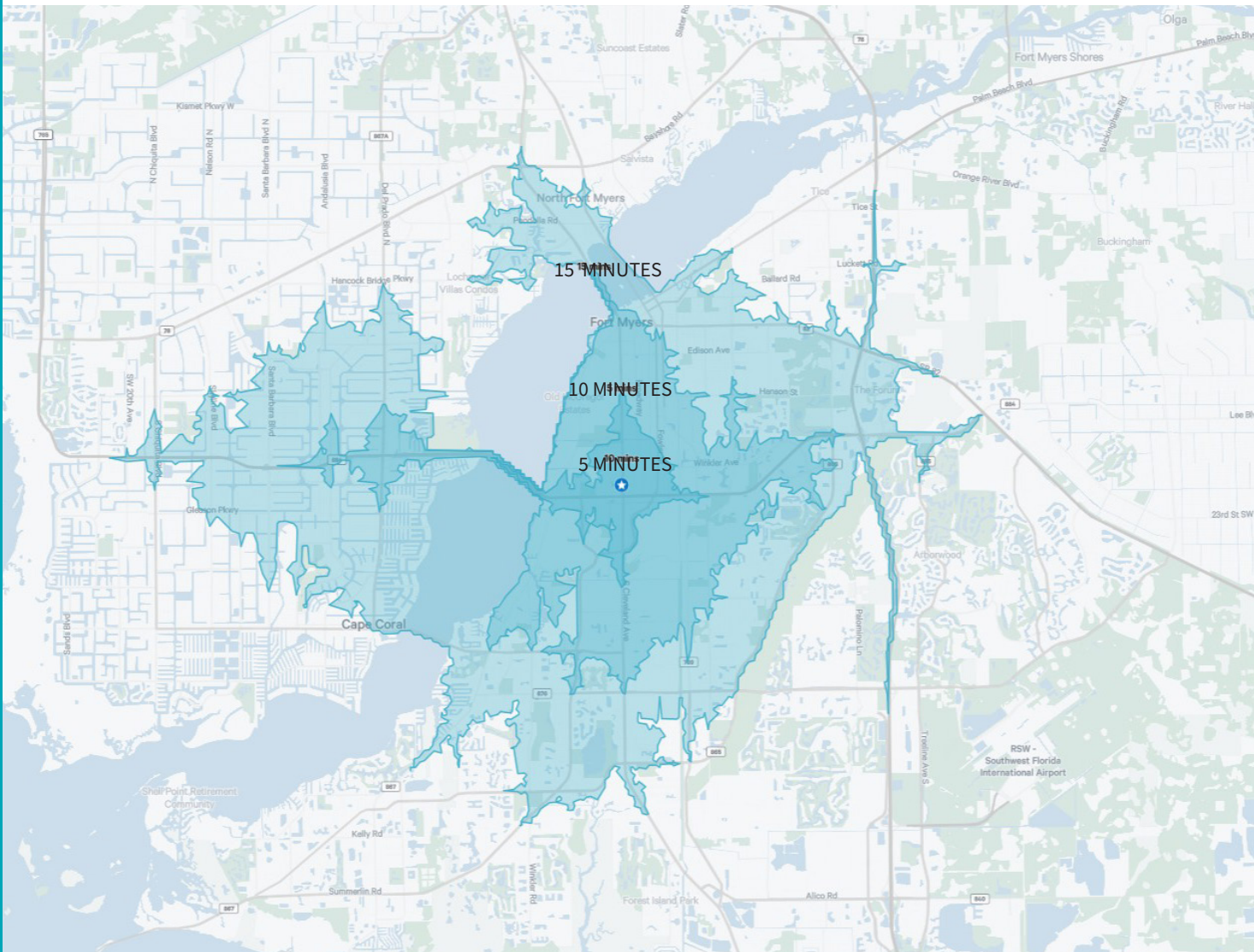
Current buildout features a designated office space,
breakroom with kitchen, and storage room.

Demographics

	5 MINUTES	10 MINUTES	15 MINUTES
HOUSEHOLD INCOME			
2025 Average Household Income	\$82,7236	\$99,919	\$103,103
2030 Average Household Income	\$93,896	\$114,470	\$118.369

DAYTIME POPULATION			
2025 Population	20,874	92,396	254,085
2030 Population	21,729	100,099	272,049
2025-2030 Growth Rate	0.81%	1.61%	1.38%

Households			
2025 Households	9,100	42,030	114,974
2030 Households	9,586	46,191	124,886
2025-2030 Annual Household Growth Rate	1.05%	1.91%	1.67%



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