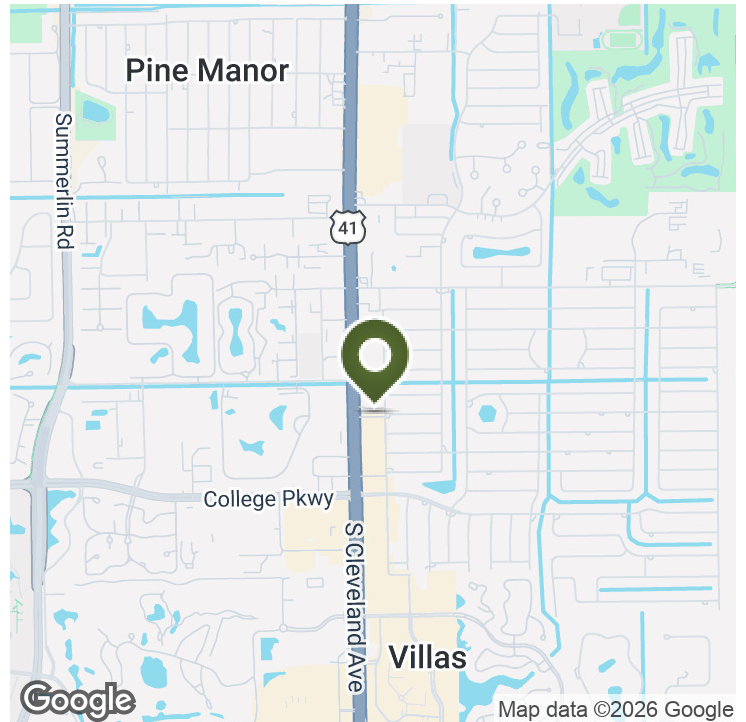


FOR LEASE

PLAZA 41 SOUTH // 12575 S CLEVELAND AVE RETAIL PROPERTY FOR LEASE



OFFERING SUMMARY

Available SF:	1,400 SF
Lease Rate:	\$25 SF/yr (NNN)
Lot Size:	1.13 Acres
Year Built:	2005
Building Size:	14,560 SF
Renovated:	2026
Zoning:	C-2
Traffic Count:	125,000

PROPERTY OVERVIEW

Invest Florida is proud to present this **1,400± SF prime in-line retail space** available for lease. This versatile space is ideal for a variety of businesses including retail, boutique, thrift store, medical office, nail or hair salon, barber shop, fast-casual restaurant (subject to approvals), showroom, pet groomer, veterinary clinic, and many other uses. The floor plan features an open front showroom, two private 12' x 12' rear rooms, and an ADA-compliant restroom, offering flexibility for numerous business concepts. Bring your vision and customize the space to fit your brand and operational needs. Whether you're launching a new business or expanding an existing one, this location offers an outstanding opportunity. **Lease incentives are available for qualified tenants signing longer-term leases. Schedule your private showing today and discover the possibilities!**

PROPERTY HIGHLIGHTS

- Great Location,
- Highly Visible
- Well Maintained
- End-Cap Space
- Incentives Available

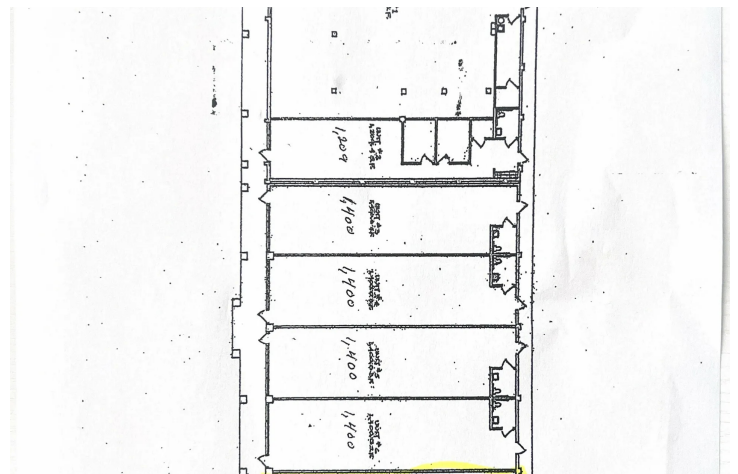
NICHOLAS PAULUS

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FOR LEASE

PLAZA 41 SOUTH // 12575 S CLEVELAND AVE
RETAIL PROPERTY FOR LEASE



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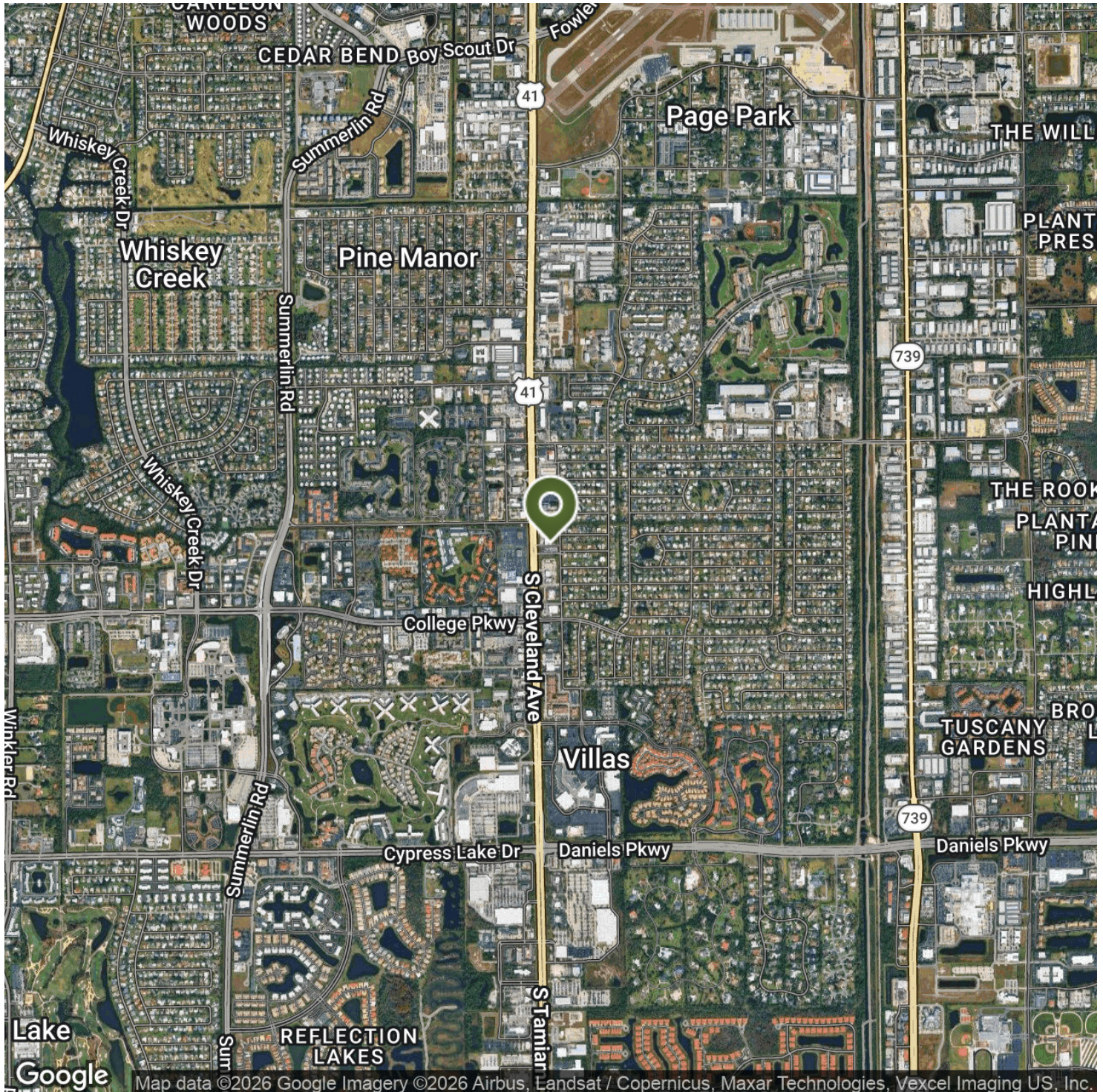
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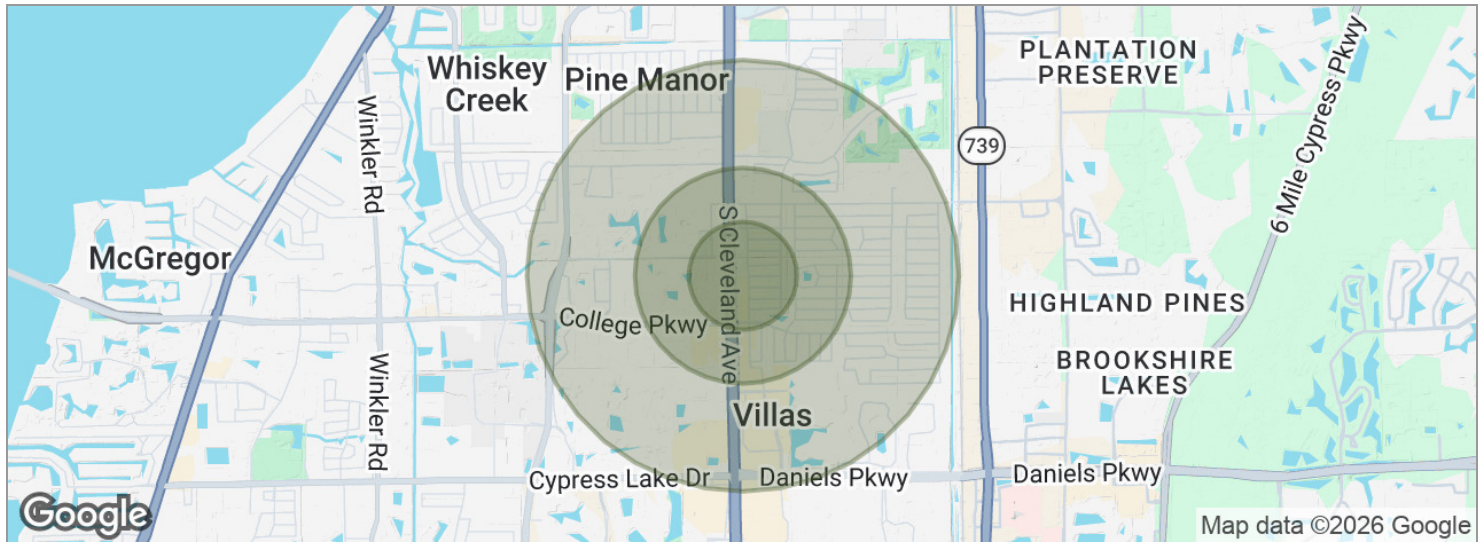
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RETAIL PROPERTY FOR LEASE



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	686	3,330	13,488
Median age	46.4	43.8	44.5
Median age (Male)	47.1	43.2	43.3
Median age (Female)	45.3	47.0	48.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	325	1,598	6,241
# of persons per HH	2.1	2.1	2.2
Average HH income	\$63,662	\$63,351	\$62,658
Average house value	\$198,208	\$234,019	\$235,845

* Demographic data derived from 2020 ACS - US Census

LEASING BROKER // 12575 S CLEVELAND AVE LEASING BROKER

**NICHOLAS PAULUS**

Principle/Managing Broker

nick@investflorida.com

Direct: 239.292.3031

PROFESSIONAL BACKGROUND

Nicholas Paulus is the Founder and Managing Broker of Invest Florida, LLC. Over past two decades, he has cultivated a boutique firm servicing an exclusive and limited clientele in the following services: Buyer Representation, Seller Representation, Commercial Leasing, Property Management, Project Development, Business Consulting and Business Brokerage.

Invest Florida was founded in 2009 during the height of the economic downturn. The firm was established to meet the needs of a select real estate equity firms, family foundations, wealthy individuals and corporations. If your looking for boutique real estate asset management that is focused on professional service with integrity, achieving superior results then Invest Florida, LLC can meet your needs! Invest Florida, LLC is able to not only deliver incredible results since the beginning and continues to exceed client expectations today.

Prior to Invest Florida, Nicholas successfully built a multi-million dollar real estate portfolio. He spent several years in the financial industry at the Chicago Mercantile Exchange trading Euro Dollars and then as a financial advisor for Prudential Securities. Nicholas also has extensive knowledge and experience in developing and writing business plans and creating brand marketing strategies. All of which have helped him and his clients achieve superior results investing in Florida real estate.

EDUCATION

Culver Military Academy 1991

American Institute of Foreign Study London, England 1993

University of Tampa, John Sykes College of Business 1995

Passed Series 7, Series 63, Series 65 Security Licensing

Florida Real Estate Brokerage License since 2009

MEMBERSHIPS

Costar Power Broker Award 2012, 2014, 2015, 2017 & 2018, 2019

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