



# For Sale / Lease

11118 S Cleveland Ave

Fort Myers, FL 33907



## PROPERTY SUMMARY

Located along one of Fort Myers' most heavily traveled commercial corridors. Positioned on U.S. 41, this property benefits from strong daily traffic counts, prominent frontage, and immediate proximity to major retailers, restaurants, medical users, and established residential neighborhoods. The site is well-suited for a wide range of commercial uses seeking a high-exposure location in the heart of Fort Myers. The surrounding trade area continues to experience steady growth. Convenient access points, ample nearby amenities, and close proximity to key corridors such as Colonial Blvd., Boy Scout Drive, and Summerlin Road further enhance the property's appeal. Whether for owner-users or investors, the property represents a strategic opportunity to establish or expand a presence in one of Fort Myers' most recognizable and sought-after commercial locations.

## PROPERTY HIGHLIGHTS

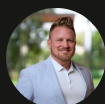
- Remodeled Interior and Improved in 2024
- Insulated Interior
- Close proximity to major arteries
- Easy access to the North and South areas
- AADT: 63,856 per day
- Zoned C-2 (General Commercial District)
- Owner will install climate control for the entire interior

---

<b>Asking Price</b>	\$950,000
<b>Lease Rate</b>	\$12.00 SF/yr (NNN) + \$4.00 CAM
<b>Site Size</b>	17,424 SF
<b>Building Size</b>	4,480 SF



**Steve Cunningham, MAI, SRA, CCIM**  
Managing Director  
O: 239.910.4085  
steve.cunningham@svn.com



**Bryan J. Myers**  
Director  
O: 239.246.5380  
bmyers@svn.com

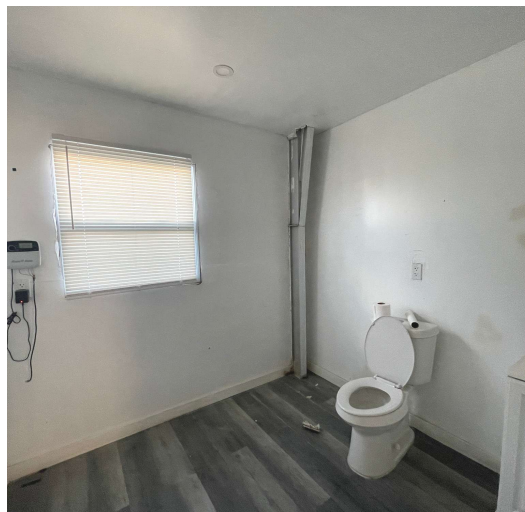




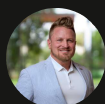
# For Sale / Lease

11118 S Cleveland Ave

Fort Myers, FL 33907



**Steve Cunningham, MAI, SRA, CCIM**  
Managing Director  
O: 239.910.4085  
steve.cunningham@svn.com



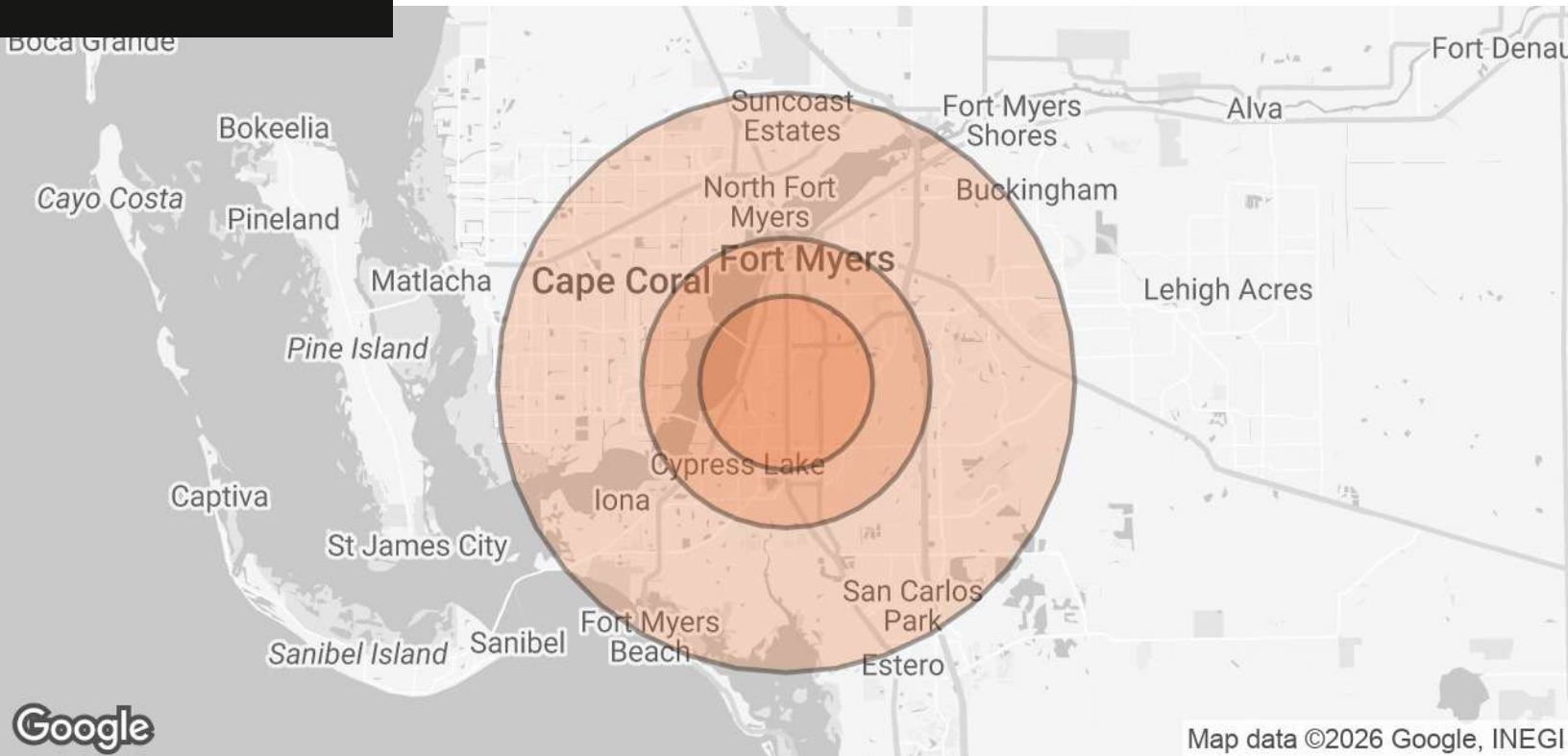
**Bryan J. Myers**  
Director  
O: 239.246.5380  
bmyers@svn.com



# For Sale / Lease

11118 S Cleveland Ave

Fort Myers, FL 33907

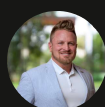


POPULATION	3 MILES	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	71,815	158,686	526,425
<b>AVERAGE AGE</b>	45	49	47
<b>AVERAGE AGE (MALE)</b>	44	48	47
<b>AVERAGE AGE (FEMALE)</b>	46	49	48
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	32,107	73,088	222,392
<b># OF PERSONS PER HH</b>	2.2	2.2	2.4
<b>AVERAGE HH INCOME</b>	\$83,146	\$92,666	\$92,793
<b>AVERAGE HOUSE VALUE</b>	\$345,478	\$381,971	\$372,076

2020 American Community Survey (ACS)



**Steve Cunningham, MAI, SRA, CCIM**  
Managing Director  
O: 239.910.4085  
steve.cunningham@svn.com



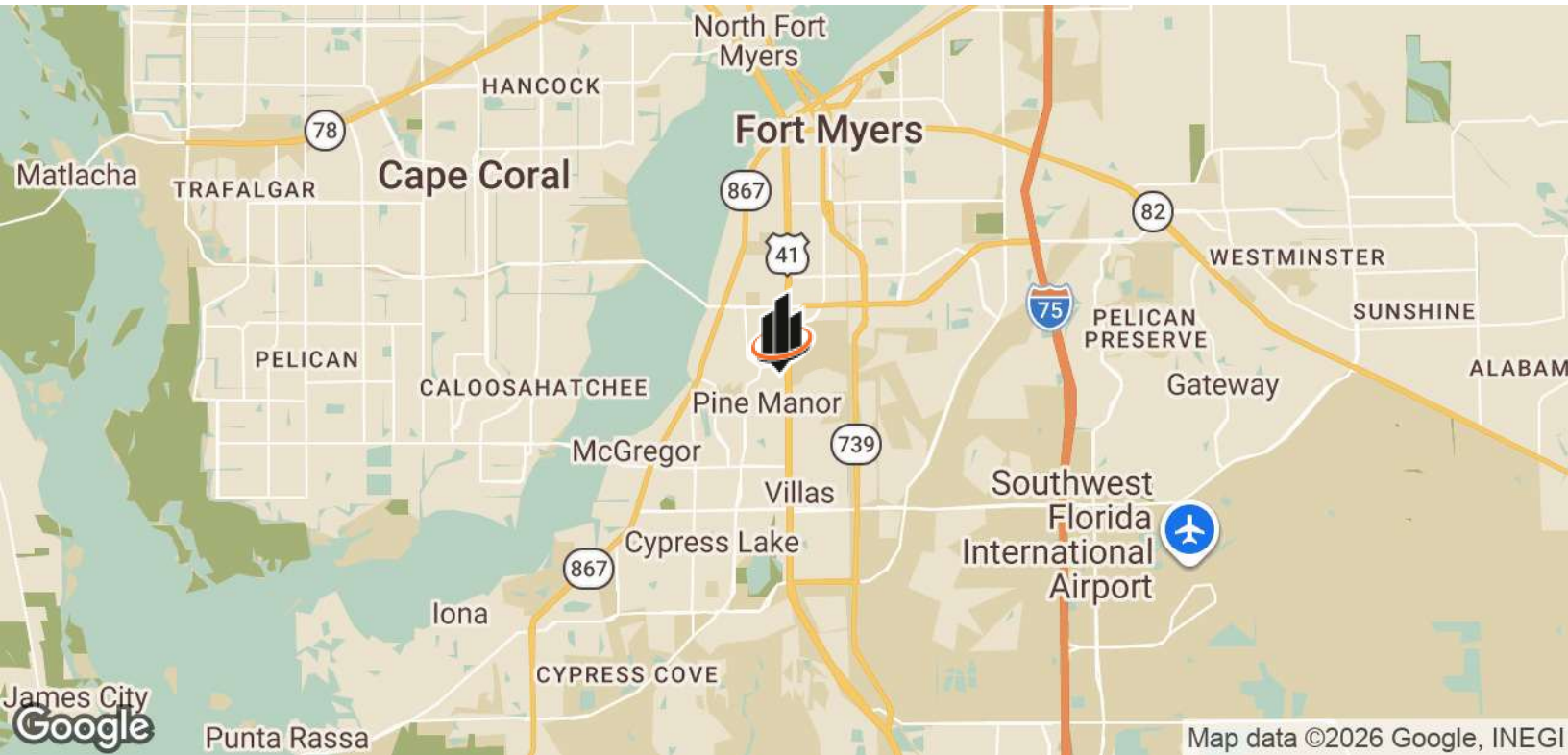
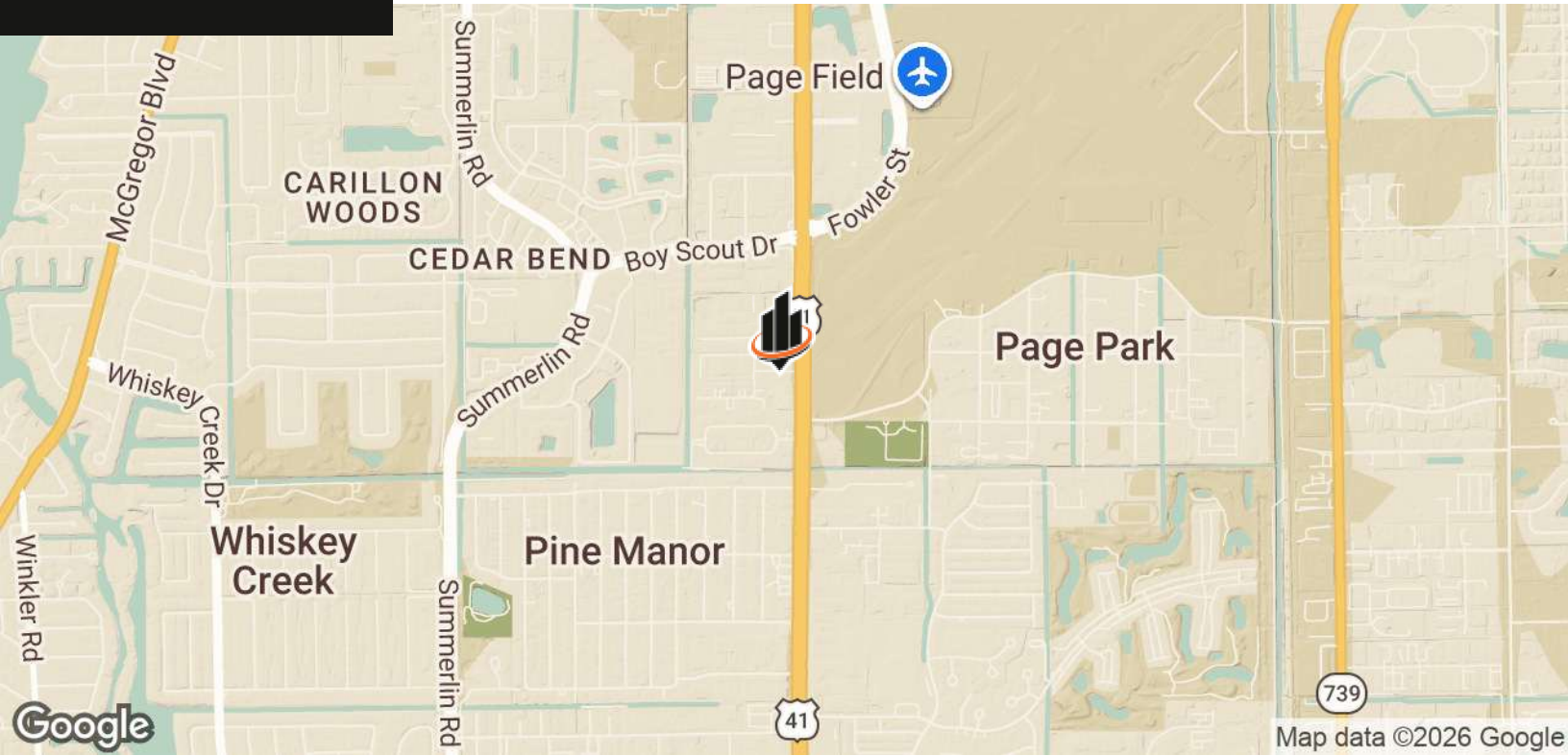
**Bryan J. Myers**  
Director  
O: 239.246.5380  
bmyers@svn.com



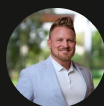
# For Sale / Lease

11118 S Cleveland Ave

Fort Myers, FL 33907



**Steve Cunningham, MAI, SRA, CCIM**  
Managing Director  
O: 239.910.4085  
steve.cunningham@svn.com



**Bryan J. Myers**  
Director  
O: 239.246.5380  
bmyers@svn.com

