

FOR LEASE

INDUSTRIAL WAREHOUSE / FLEX SPACE

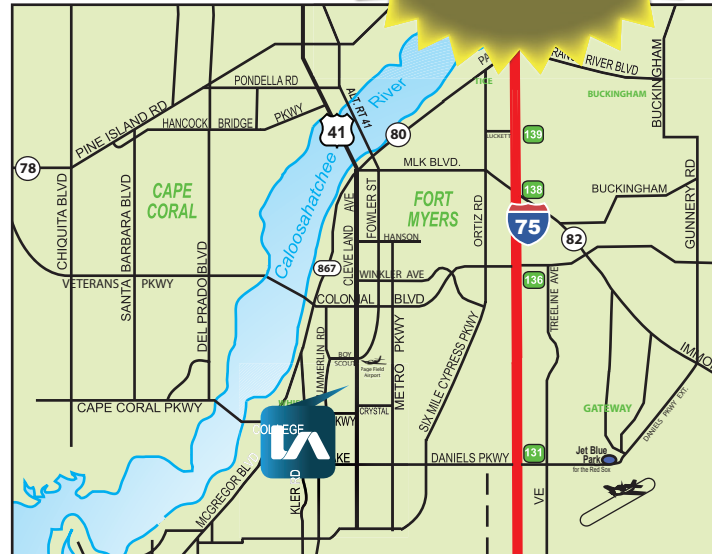
11120 S CLEVELAND AVENUE, FORT MYERS, FL 33907



- **AVAILABLE:** 1,200 SF - Unit A
2,000 SF - Unit B
3,200 SF - TOTAL
- **LEASE RATE:** \$14.00 / SF NNN +
\$5.30 / SF CAM
\$2,130 / Month - Unit A
\$3,550 / Month - Unit B
\$5,680 / Month - BOTH

PROPERTY FEATURES

- Under New Ownership!
- Renovations Currently Underway!
- Unit A has One (1) Grade-Level Door and will be Delivered to Tenant with a Restroom & Office Space
- Unit B has Box-Truck High Doors with the Ability to Add a Ramp
- 14 Parking Spots Plus a Dumpster Pad
- The Property has Over 130' of Frontage Along Cleveland Avenue (US 41)
- Zoned C-2 (Commercial - Lee County) [click here](#) for permitted uses



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2025 DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Est. Population	13,533	71,513	159,950
Est. Households	5,810	33,509	75,726
Est. Average HH Income	\$61,588	\$95,718	\$107,495

TRAFFIC COUNTS	
Cleveland Ave S (US 41)	61,000
S Airport Rd	8,100

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SITE

YOUR LOCAL MARKET **EXPERT**

9979 Gulf Logistics Drive, Suite 210 | Fort Myers, Florida 33913 | Lee-FL.com