



For Lease

# Miracle Plaza

4160-4224 Cleveland Ave. | N. Fort Myers | FL

**Danielle Robinson**  
Senior Vice President | Retail Services  
+1 239 895 1052  
[danielle.robinson@colliers.com](mailto:danielle.robinson@colliers.com)



# Highlights



Miracle Plaza shopping center is located on US 41/Cleveland Avenue in Fort Myers, directly across from Edison Mall. Cleveland Avenue is one of the major thoroughfares in Fort Myers, providing high exposure and easy access to all residential neighborhoods in the area.

## Specifics

- 51,375 SF shopping center
- 5.94 AC lot
- Anchor tenant: David's Bridal
- Parking ratio: 4.28/1,000 SF
- Pylon sign and building signage available
- Zoning: C1-Commercial
- 3 access points



**Traffic - AADT**  
US 41: 46,000

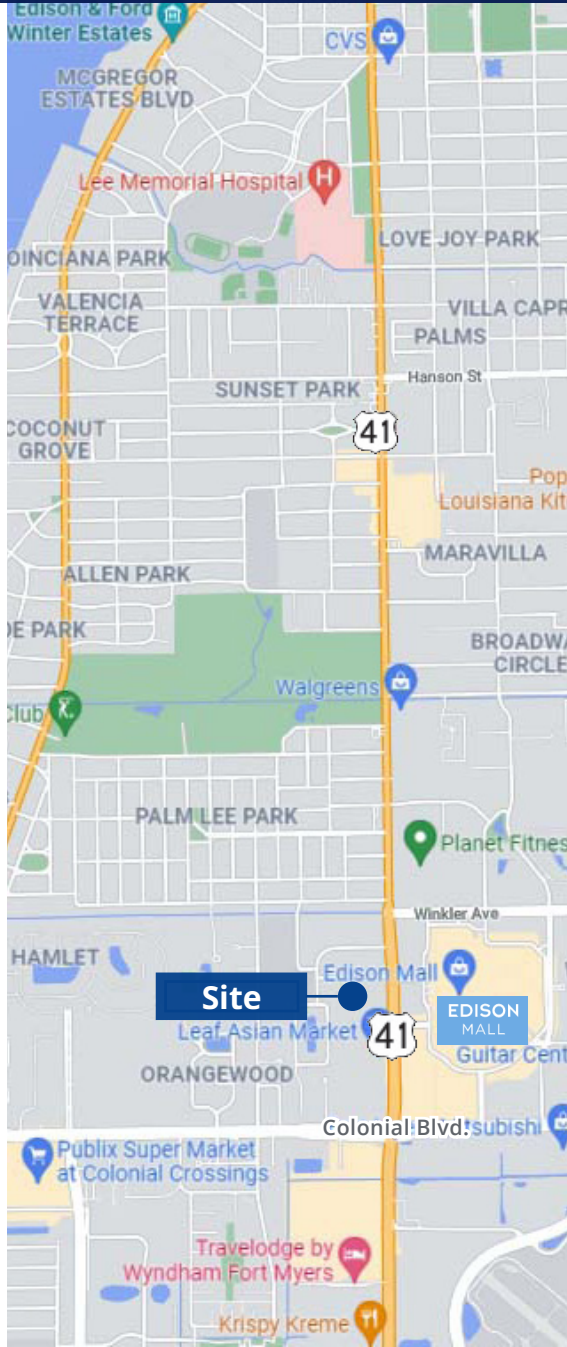
Leasing Rate Starting At:

**\$16.00/SF**

\$8.99/SF NNN

# Location

4160-4224 Cleveland Avenue  
Fort Myers, FL 33901



## Demographics (2025)



**Total Population**  
1-Mile: 10,672  
3-Mile: 68,559  
5-Mile: 168,544



**Daytime Population**  
1-Mile: 16,378  
3-Mile: 102,993  
5-Mile: 219,526



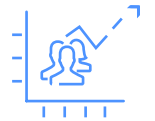
**Median Age**  
1 Mile: 39.2  
3-Mile: 40.7  
5-Mile: 46.5



**Households**  
1-Mile: 4,812  
3-Mile: 29,924  
5-Mile: 76,613



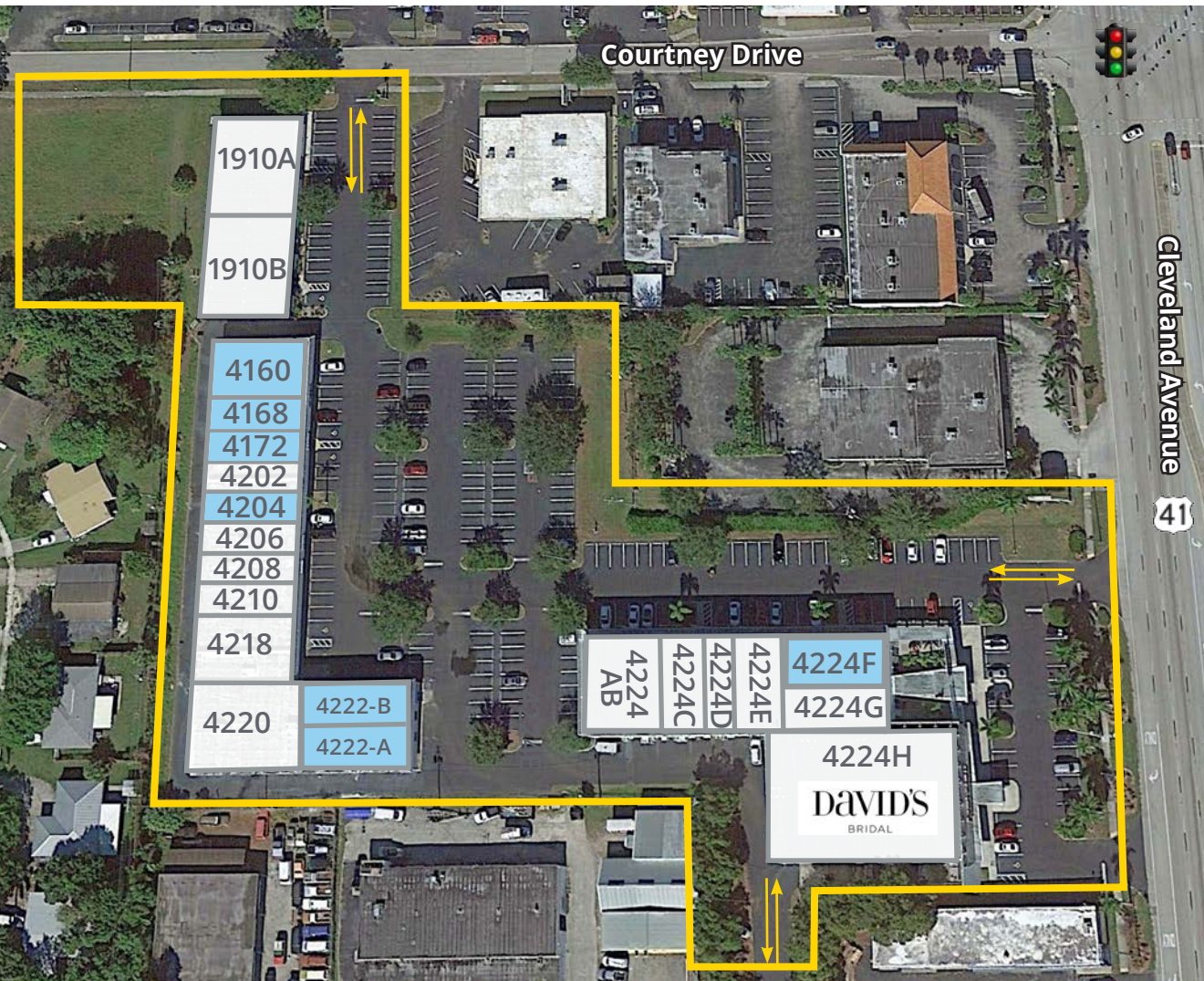
**Average HH Income**  
1 Mile: \$83,466  
3-Mile: \$92,298  
5-Mile: \$98,152



**Pop. Growth Rate**  
(25-30) 1-Mile: 2.5%  
3-Mile: 1.6%  
5-Mile: 1.4%

# Availability

- Unit 4160: 2,880 SF - end cap
- Unit 4222-A: 1,224 SF - end cap
- Unit 4222-B: 1,224 SF - end cap

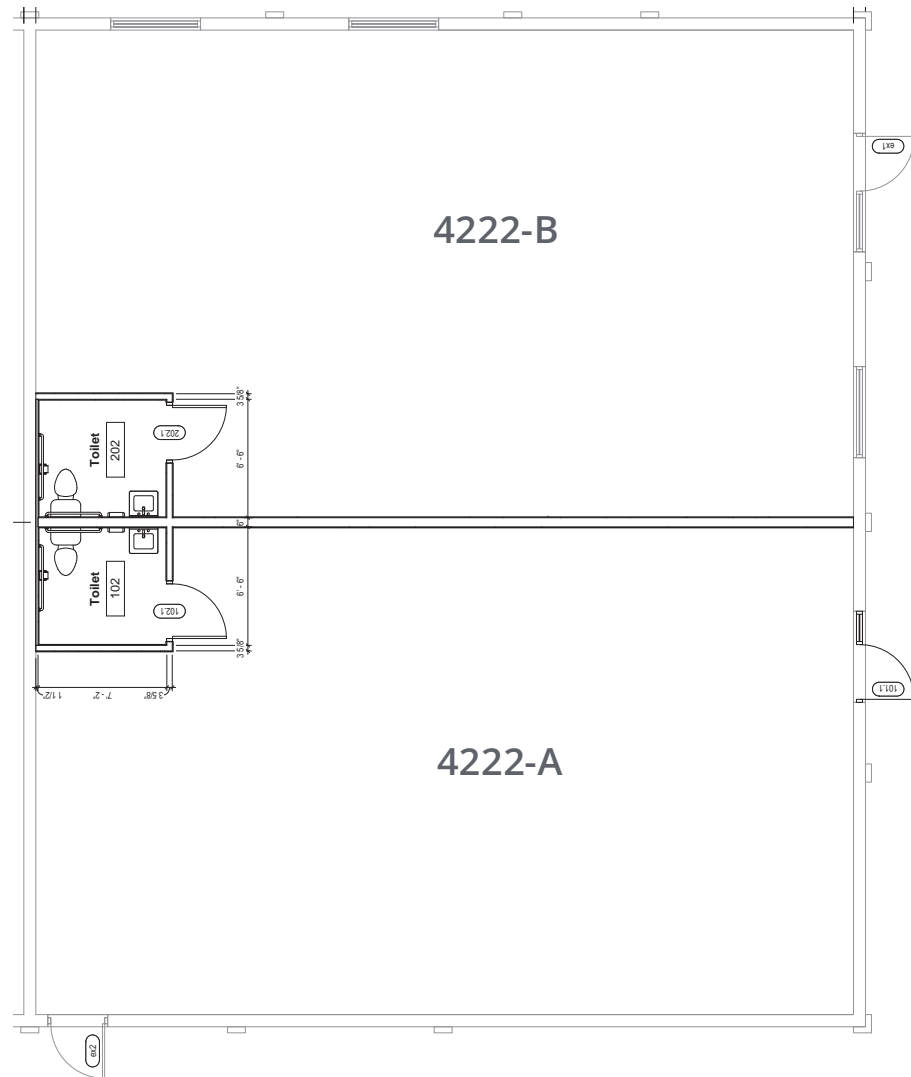


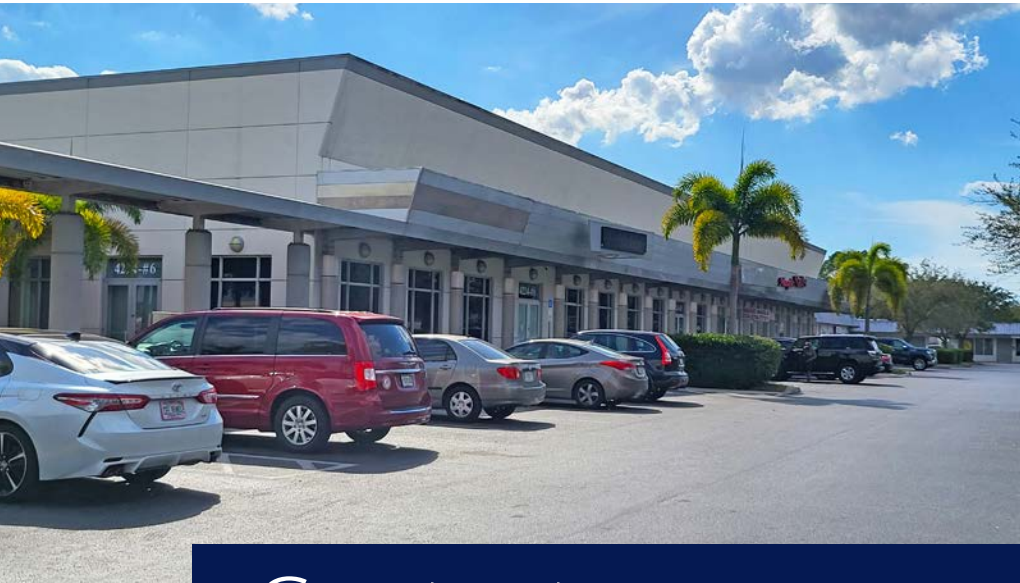
## Tenant Roster

Unit	Tenant	Size (SF)
4160	Available - End Cap	2,880
4168	Available	1,920
4172	Available	960
4202	Starlight Pole Fitness	960
4204	Available	960
4206	Stellar Records	960
4208	Izabella Hair & Beauty Salon	960
4210	Rotten Hearts	960
4218	Muay Thai Sports Gym	2,900
4220	SJC Boxing	4,900
4222-A	Available - End Cap	1,224
4222-B	Available - End Cap	1,224
1910A	New Edison Food	4,550
1910B	Iglesia De Dios	4,550
4224 AB	Event Center	2,650
4224 C	Cubamax	1,350
4224 D	Magic Nails	970
4224 E	Juliana's Nail Supply	1,305
4224 F	Available	2,650
4224 G	The Garden of Eden Adult Day Care	2,602
4224 H	David's Bridal	10,000
Total	Total	51,375

# Availability

- Unit 4222-A: 1,224 SF - end cap
- Unit 4222-B: 1,224 SF - end cap
  - » Open floor plan
  - » Restrooms
  - » Signage





# Contact

## **Dannielle Robinson**

Senior Vice President | Retail Services

P: 239 895 1052

[dannielle.robinson@colliers.com](mailto:dannielle.robinson@colliers.com)

Colliers Top 15 West & Central FL Brokers (2025)

## **Fabienne Porter**

Senior Client Service Specialist

+1 727 450 6961

[fabienne.porter@colliers.com](mailto:fabienne.porter@colliers.com)



*View All Listings*



12800 University Drive | Suite 400

Fort Myers, FL 33907

P: +1 239 418 0300

[colliers.com/southwestflorida](https://colliers.com/southwestflorida)

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). ©2026. This communication is not intended to cause or induce breach of an existing listing agreement. All rights reserved. Colliers International Florida, LLC.