

PALM POINTE SHOPPES

11609 S CLEVELAND AVE, FORT MYERS, FL

FOR LEASE



Virtual Tour



PROPERTY OVERVIEW

PRICE Call for Details

AVAILABLE

Bldg 609 - Unit 26: 2,400± SF (Demisable into two 1,200± SF Units)
 Bldg 621 - Unit 50: 1,516± SF (2nd Gen Subway with Potential Patio Space)
 Bldg 741 - Unit 50: 1,268± SF

ZONING

CPD

LOCATION

The property is situated within a storefront retail center along S Cleveland Avenue in South Fort Myers, surrounded by established retail and nearby residential communities.

INVESTMENT HIGHLIGHTS

- **Palm Point Shoppes** is one of the top shopping centers along the primary retail corridor serving Fort Myers
- **Well-positioned along US-41 with access by a signalized intersection.** US-41 sees 55,000+ VPD, and the US-41 / Cleveland Ave address is one tenants want when entering or expanding in the market
- **256-unit boutique,** garden-style apartment community now open and leasing directly behind Palm Point
- **Healthy mix of local,** national, and regional tenants which include Starbucks, Dunkin Donuts, Fedex Office, Zaxby's, and more
- **Capital improvements** include upgraded LED lighting, refreshed pylon signage, and recently replaced roofs

2026 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
AVERAGE H.H INCOME	\$65,138	\$101,135	\$113,678
POPULATION	12,234	63,455	148,590
EMPLOYMENT DENSITY	6,524	62,605	106,453

TRAFFIC COUNT



S Cleveland Avenue (US 41)
53,000± VPD

Primary Contact

Doug Olson
 Partner
 239.334.3040 x212
 Doug.Olson@TrinityCRE.com

John Paulich IV
 Senior Advisor

Matt Fredrickson
 Partner

Gianna Grigaliunas
 Associate



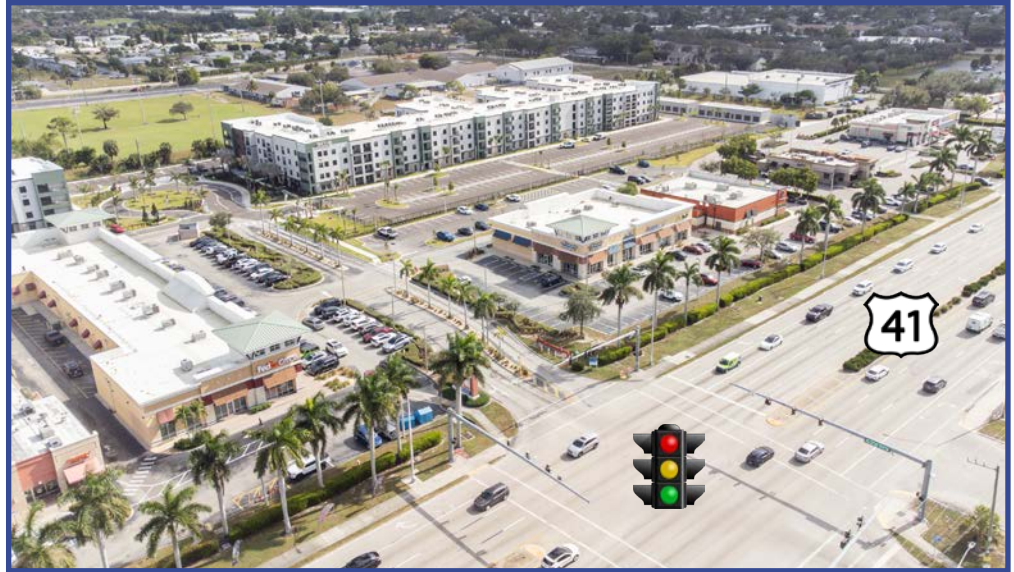
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**Experts in the Market
Partners in Your Success**



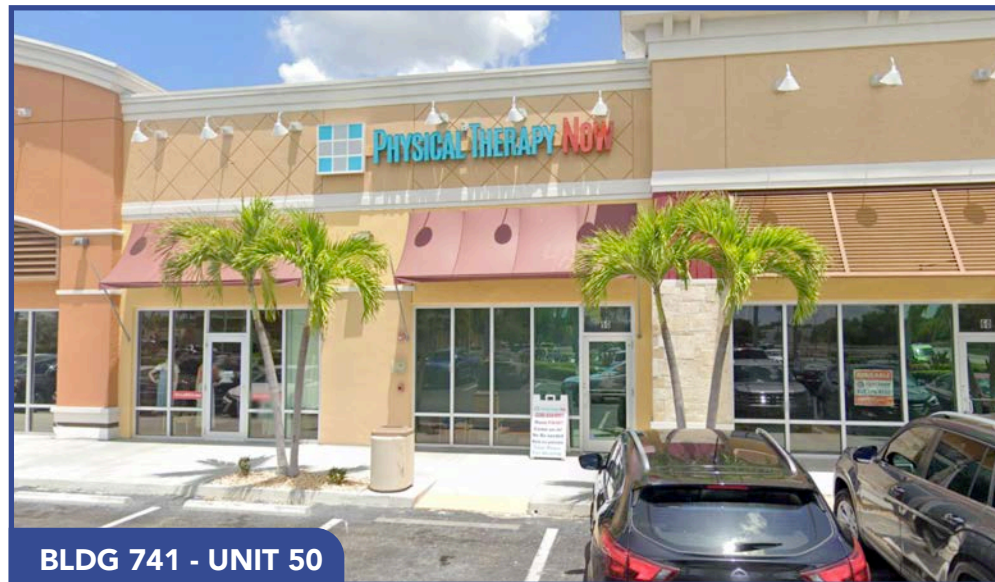
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UNIT	TENANT/STATUS	SIZE (SF)
521-01	CITY MATTRESS	10,099
601-01	TORTILLERIA SAN JULIAN	2,340
601-03	DAN'S FAN CITY	1,810
601-04	TAQUERIA SAN JULIAN	1,200
601-05	INTERMEX WIRE TRANSFER	1,200
601-06	NAIL HAUS	1,200
601-07	MASTERS MEN'S GROOMING	1,200
601-08	CAPITAL FITNESS	7,120
601-14	PINCH-A-PENNY	2,480
609-24	JAY SHARTZER	2,329
609-26	AVAILABLE	2,400
609-28	BANGKOK THAI CUISINE	1,411
609-29	SOI BROW	982
609-30	SAIGON BAGUETTE	2,400
609-32	WILLOW STUDIO & NAIL BAR	1,060
609-33	JEWELRY REPAIR & MORE	1,060
609-34	PREFERRED ELITE INSURANCE	1,200
609-36	HONEY BAKED HAM	3,661
609-38	DUNKIN' DONUTS	1,850
621-10	FEDEX	4,876
621-20	NAVI MILK TEA	1,380
621-30	STYLE ENCORE	3,000
621-50	AVAILABLE	1,516
621-60	SWEET SPOT MEDISPA	1,500
621-80	MAXIMIZED LIVING	1,875
621-90	PLATO'S CLOSET	4,200
741-10	VITAMIN SHOPPE	3,520
741-20	WIRELESS PARADISE	1,432
741-30	ASPEN DENTAL	3,338
741-50	AVAILABLE	1,268
751-01	WINGS & RINGS (GL)	6,500
791-01	ZAXBY'S (GL)	3,500
801-100	STARBUCKS	2,200
801-110	LENNYS GRILL & SUBS	1,600
801-140	SUNSHINE SMILES	3,751



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MEMBER OF:
SITE SOURCE
 RETAIL BROKER NETWORK



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PALM DR

THE HONEY BAKED Ham's
DUNKIN'

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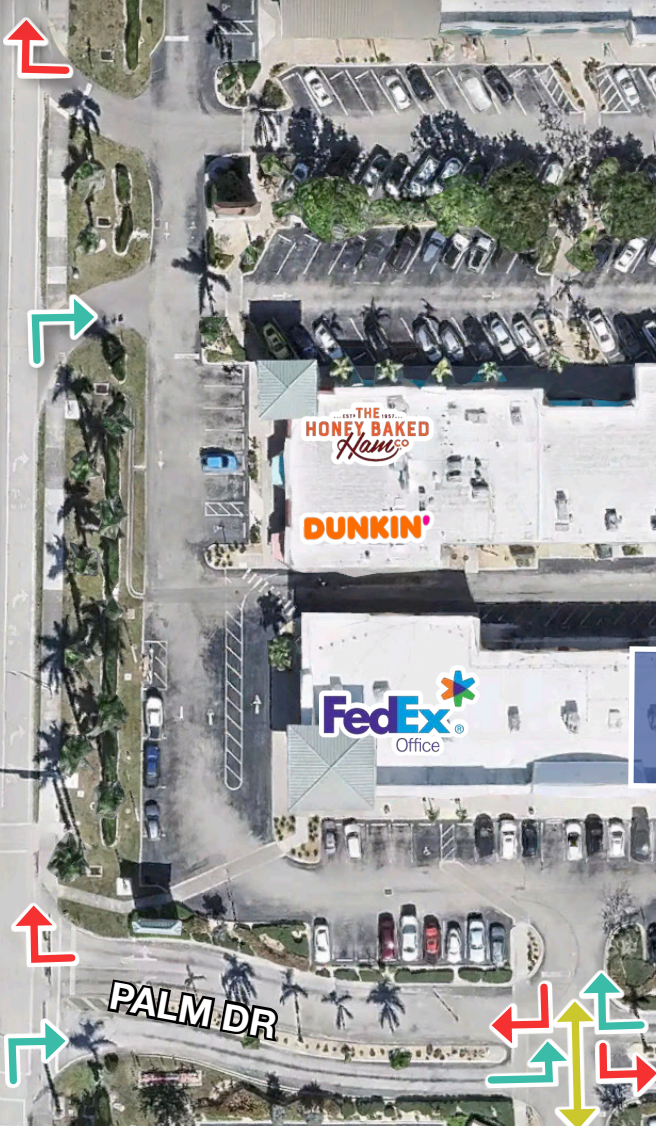
Palm Pointe DENTISTRY

FedEx Office

50

PLATO'S CLOSET

SINCLAIR
at Palm Pointe
256± Units
Now Complete



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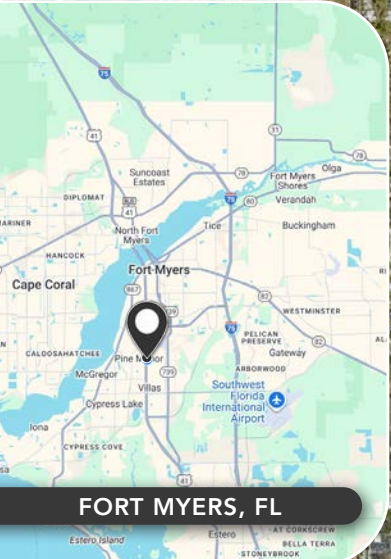


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