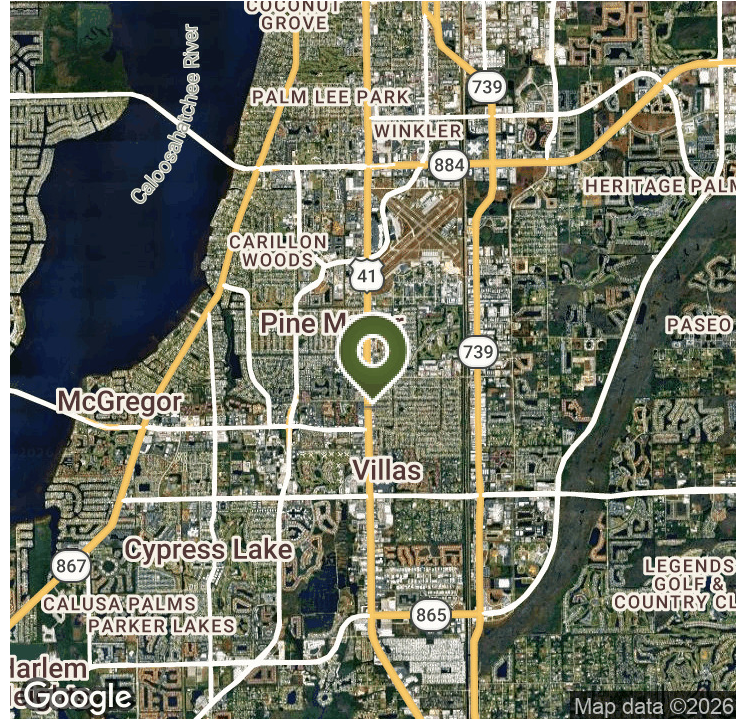


PLAZA 41 SOUTH // 12575 S CLEVELAND AVE  
 RETAIL PROPERTY FOR LEASE



Prime Retail Space



**LEASE RATE** **\$25 SF/YR**

**OFFERING SUMMARY**

Lease Rate:	\$25 SF/yr (NNN)
Additional Rent:	\$8.50 PSF
Year Built:	2005
Unit 7/8 Rentable SQFT	2,817 SQFT
Building Size:	14,560 SF
Renovated:	2026
Zoning:	C-2
Traffic Count:	125,000

**PROPERTY OVERVIEW**

Invest Florida, is proud to represent this 2,817 SQFT. prime retail space. for Lease This 2,817 SQFT space has the ability to be subdivided into two 1,400 +/- SQFT spaces. The space has extra plumbing to accommodate a full service beauty salon for both hair and nails. Also this space is perfect for many other uses such as retail, clothing store, thrift store, medical office, nail salon, hair salon, barber shop, fast casual restaurant, showroom, animal hospital, groomer, gym, pilates studio and many other uses. This end-cap space currently has an open floor plan with two ADA bathrooms located in rear of space. This space is ready for you to put your own touches on making it your next location! Please schedule a showing today and see the possibilities with lease incentives available for longer-term leases and qualified tenant.

**PROPERTY HIGHLIGHTS**

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

FOR LEASE

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



NICHOLAS PAULUS

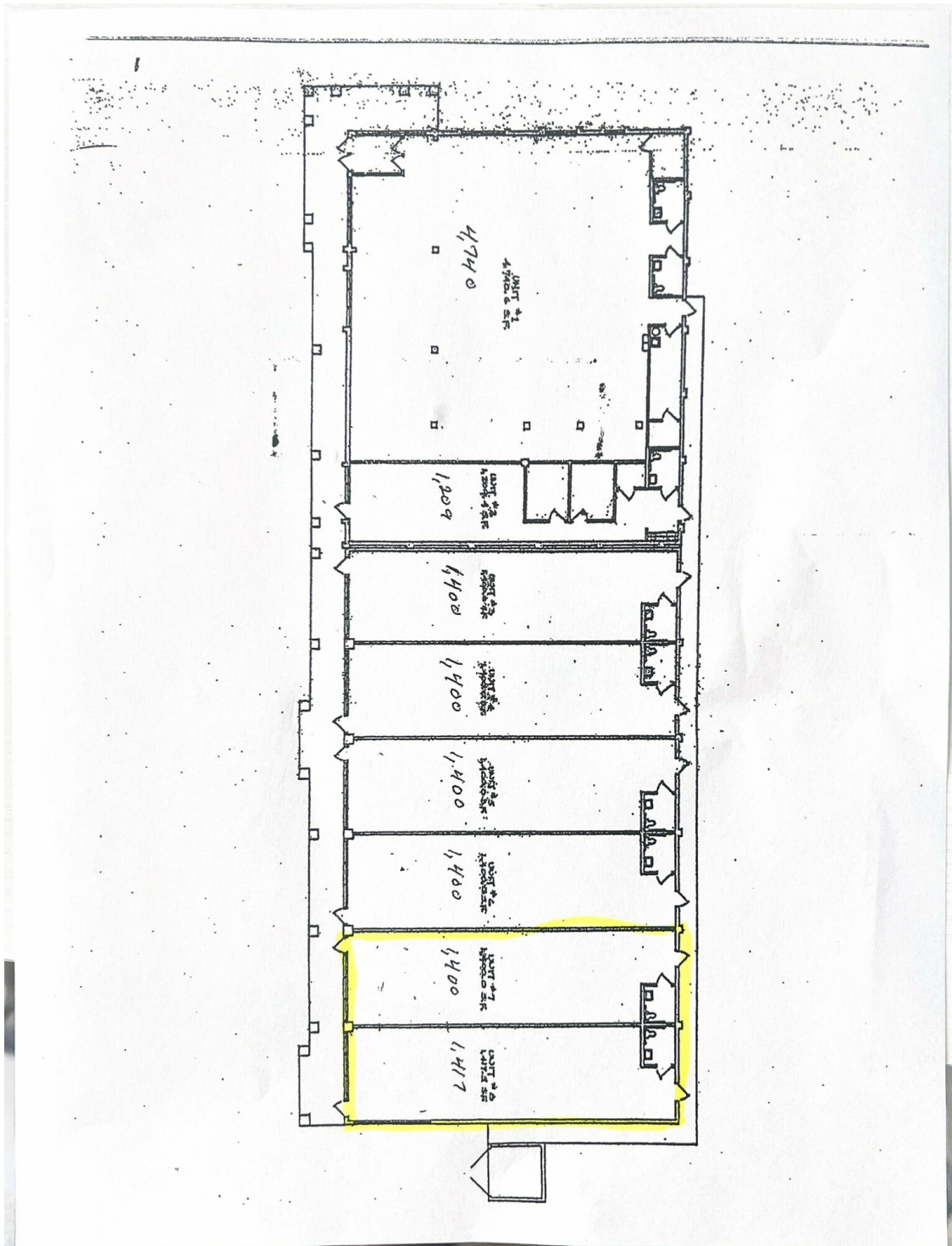
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FOR LEASE

FLOOR PLAN 2,817 SQFT // 12575 S CLEVELAND AVE

FLOOR PLAN 2,817 SQFT



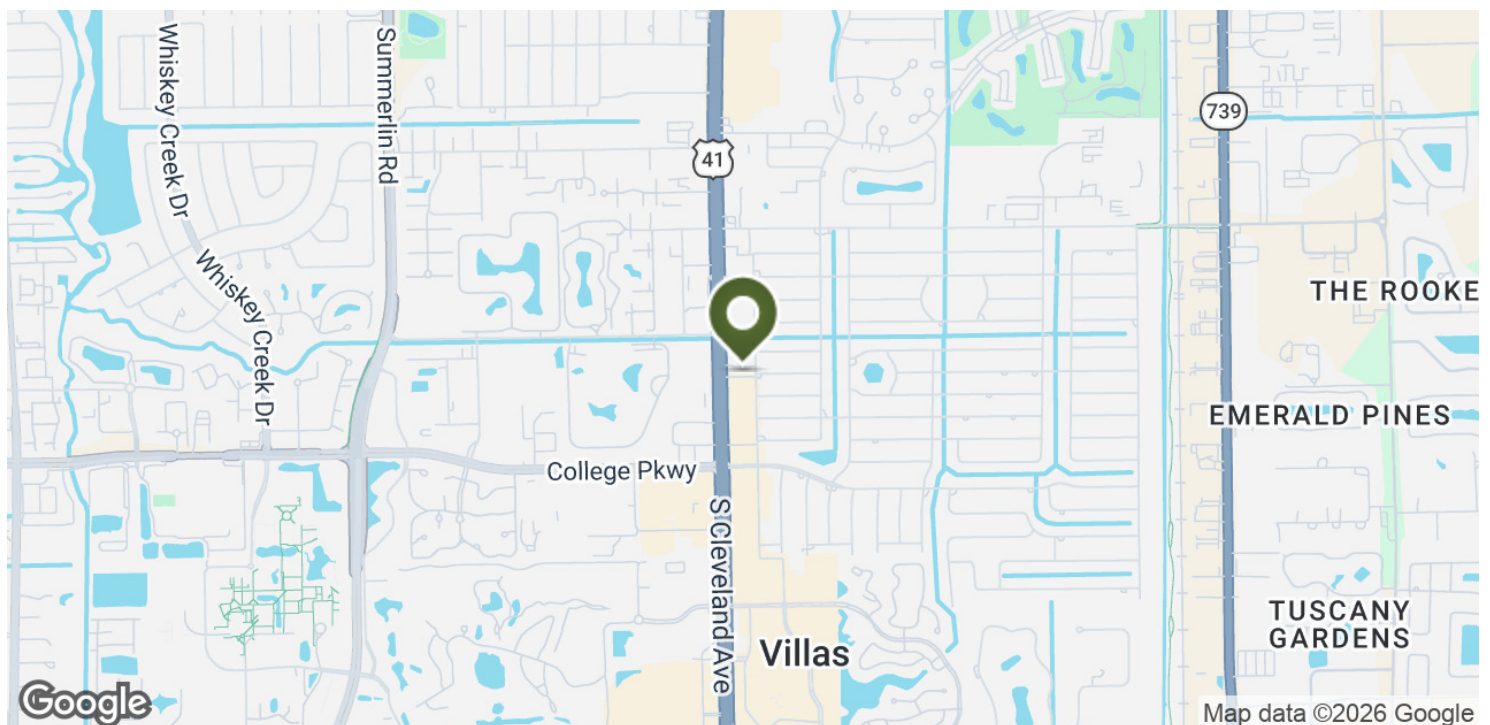
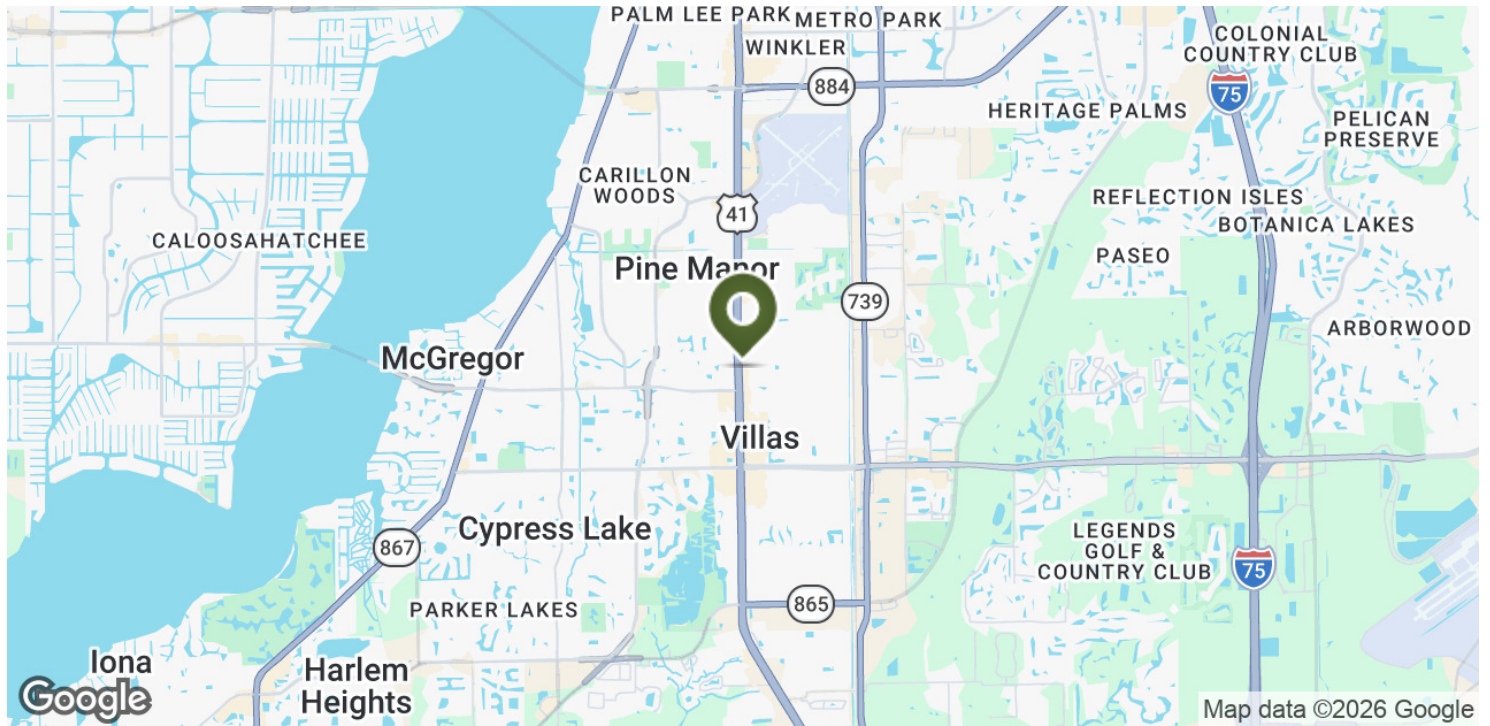
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FOR LEASE

PLAZA 41 SOUTH // 12575 S CLEVELAND AVE  
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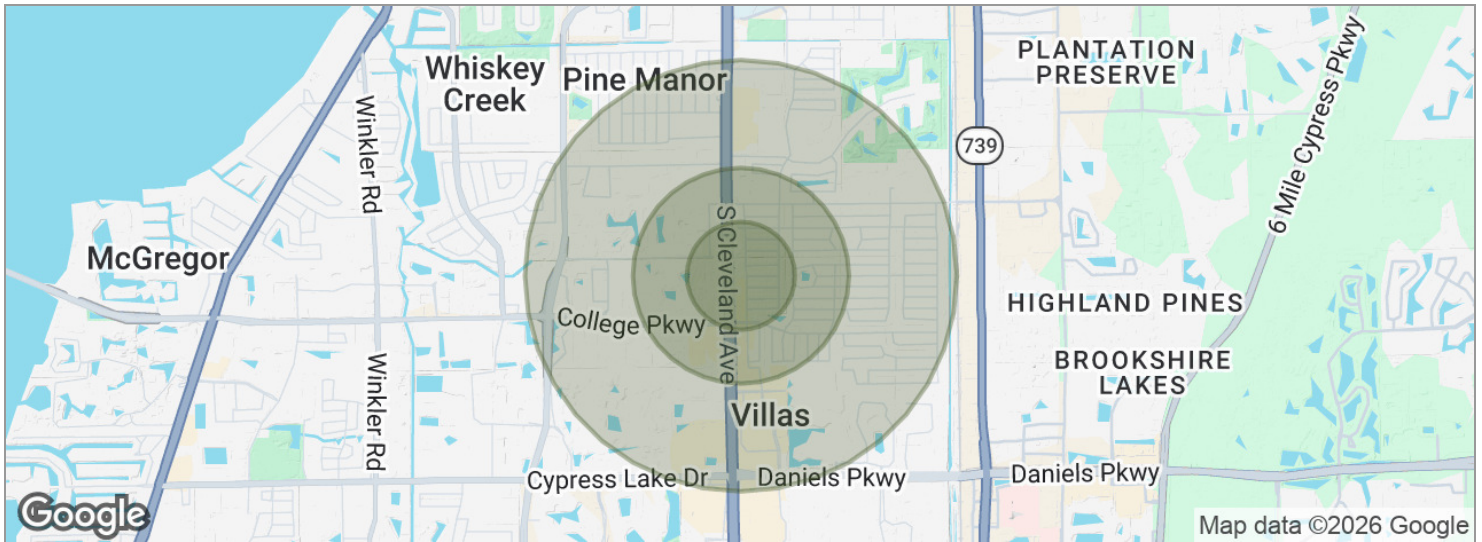


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PLAZA 41 SOUTH // 12575 S CLEVELAND AVE  
 RETAIL PROPERTY FOR LEASE



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

FOR LEASE

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



**NICHOLAS PAULUS**

Managing Broker/Principle

[nick@investflorida.com](mailto: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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