

4290 Cleveland Avenue

Fort Myers, FL 33901

FOR SALE: \$1,250,000



CBRE

Executive Summary

Located on S. Cleveland Avenue (US-41) one of the most heavily traveled corridors in Southwest Florida, this freestanding commercial building presents a compelling value-add opportunity for both owner-users and investors seeking premier visibility in the Fort Myers market.



CI Zoning

Zoned CI, the property allows for a wide range of commercial uses and is particularly well-suited for showroom users, contractors, home service providers, or retail operators seeking a central and accessible location. Its layout supports a combination of front-facing retail/showroom space with rear service or warehouse functionality.



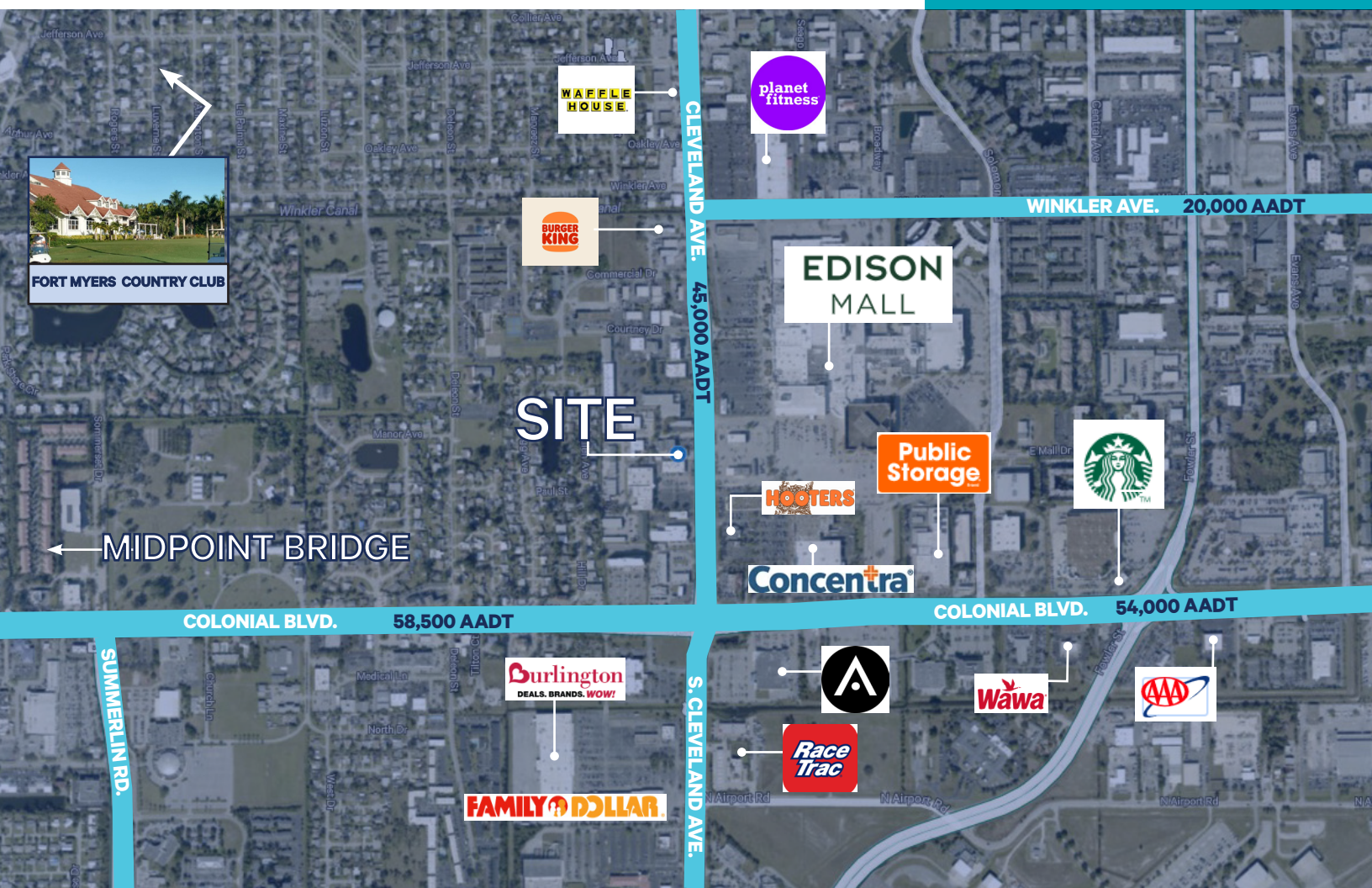
Flexible Space Use

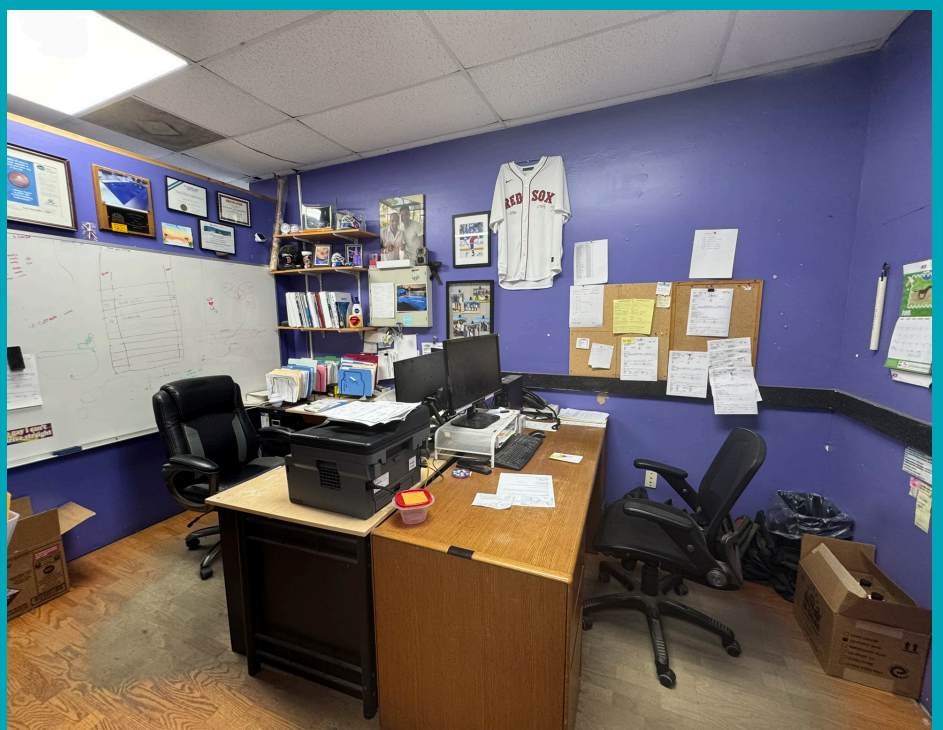
The building provides a near-term opportunity for an owner-user to take occupancy or for an investor to reposition the asset. The structure offers functional flexibility for a showroom, contractor, or service-based operations. The site includes 7 parking spaces in front with additional parking in the rear, accommodating both customer access and operational needs.



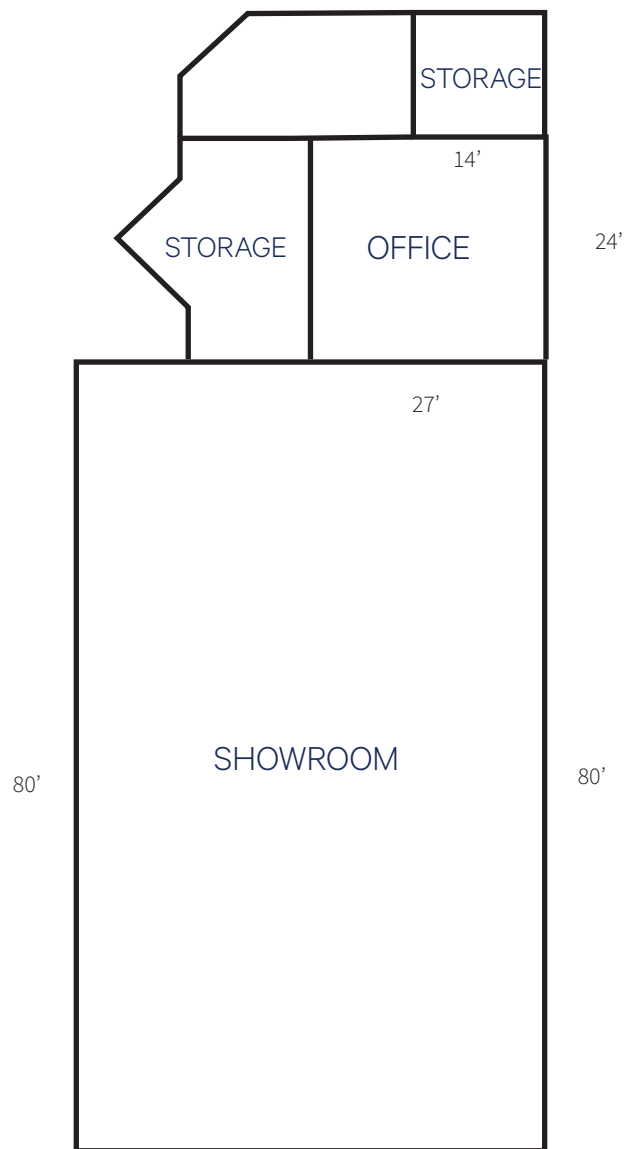
Property Overview

Sale Price	\$1,250,000
Building Size (SF)	5,029
Building Type	Freestanding
Tenancy	Single
Parcel Size (AC)	0.34
Frontage (Cleveland Ave.)	81'
Daily Traffic Counts (AADT) 2025	45,000+
Auto Parking	10+ Spaces
Zoning	CI (Commercial Intensive)
Municipality	The City of Fort Myers
Year Built	1958





Floor Plan



**+/- 4,381 square feet
of Showroom Space**

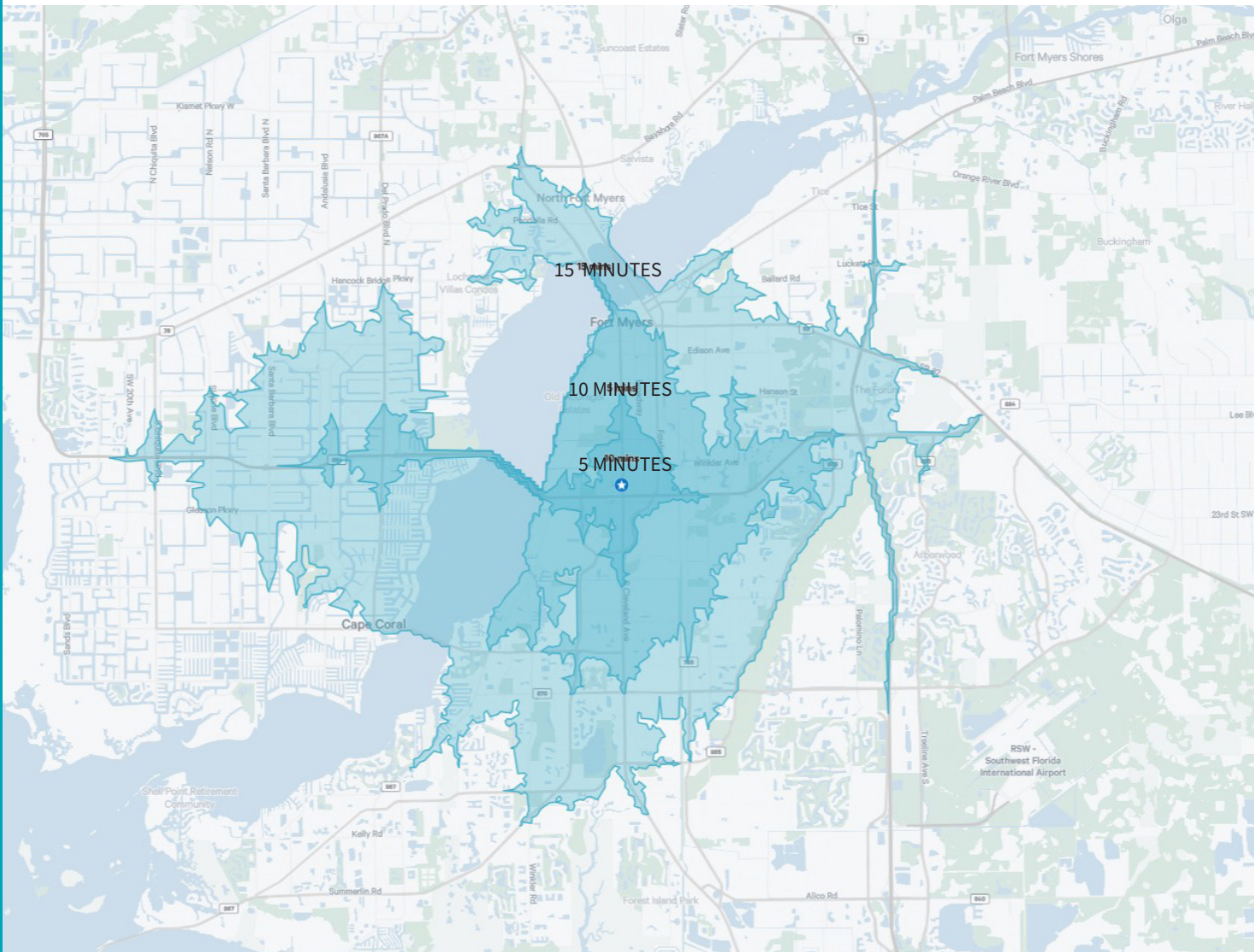
Current buildout features a designated office space, breakroom with kitchen, and storage room.

Demographics

	5 MINUTES	10 MINUTES	15 MINUTES
HOUSEHOLD INCOME			
2025 Average Household Income	\$82,7236	\$99,919	\$103,103
2030 Average Household Income	\$93,896	\$114,470	\$118.369

DAYTIME POPULATION			
2025 Population	20,874	92,396	254,085
2030 Population	21,729	100,099	272,049
2025-2030 Growth Rate	0.81%	1.61%	1.38%

Households			
2025 Households	9,100	42,030	114,974
2030 Households	9,586	46,191	124,886
2025-2030 Annual Household Growth Rate	1.05%	1.91%	1.67%



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Steve Wood, CCIM

Senior Associate

+1 239 281 1001

Steve.Wood1@cbre.com

Edward Larsen

Senior Associate

+1 239 200 8194

Edward.Larsen@cbre.com

**CBRE**

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