



3821 Cleveland Ave
FORT MYERS, FL 33901

**CAR WASH SITE
FOR SALE**

MSC | COMMERCIAL
REAL ESTATE

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PROPERTY SUMMARY

3821 CLEVELAND AVENUE | FORT MYERS, FL 33901



Property Summary

Price:	\$2,090,000
Building SF:	4,376
Price / SF:	\$477.61
Occupancy:	Vacant
Lot Size:	30,144 SF
Price / SF Land:	\$69.33
Frontage:	136 ft
Parking:	10 Spaces
Parking Ratio:	2.29 per 1,000 sqft
Year Built:	1970
Renovated:	1986

Property Overview

This property offers an appealing redevelopment opportunity. Currently stands as a car wash, the site benefits from strong frontage, excellent traffic exposure, and convenient access to nearby residential and commercial demand generators. With great location and existing site improvements, this property is well positioned for a buyer seeking a value-add opportunity or a redevelopment site in one of Fort Myers' most active commercial markets.

Location Overview

Situated along Cleveland Avenue/US-41 in one of Fort Myers' established commercial corridors, this property offers excellent visibility, strong traffic exposure, and convenient access to the surrounding retail and service market. The location benefits from its central position within the Fort Myers trade area, with direct connectivity to downtown, major residential neighborhoods, and key regional thoroughfares. This prominent corridor continues to attract a wide range of commercial users, making it a compelling opportunity for owner-users and investors alike.

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PROPERTY PHOTOS

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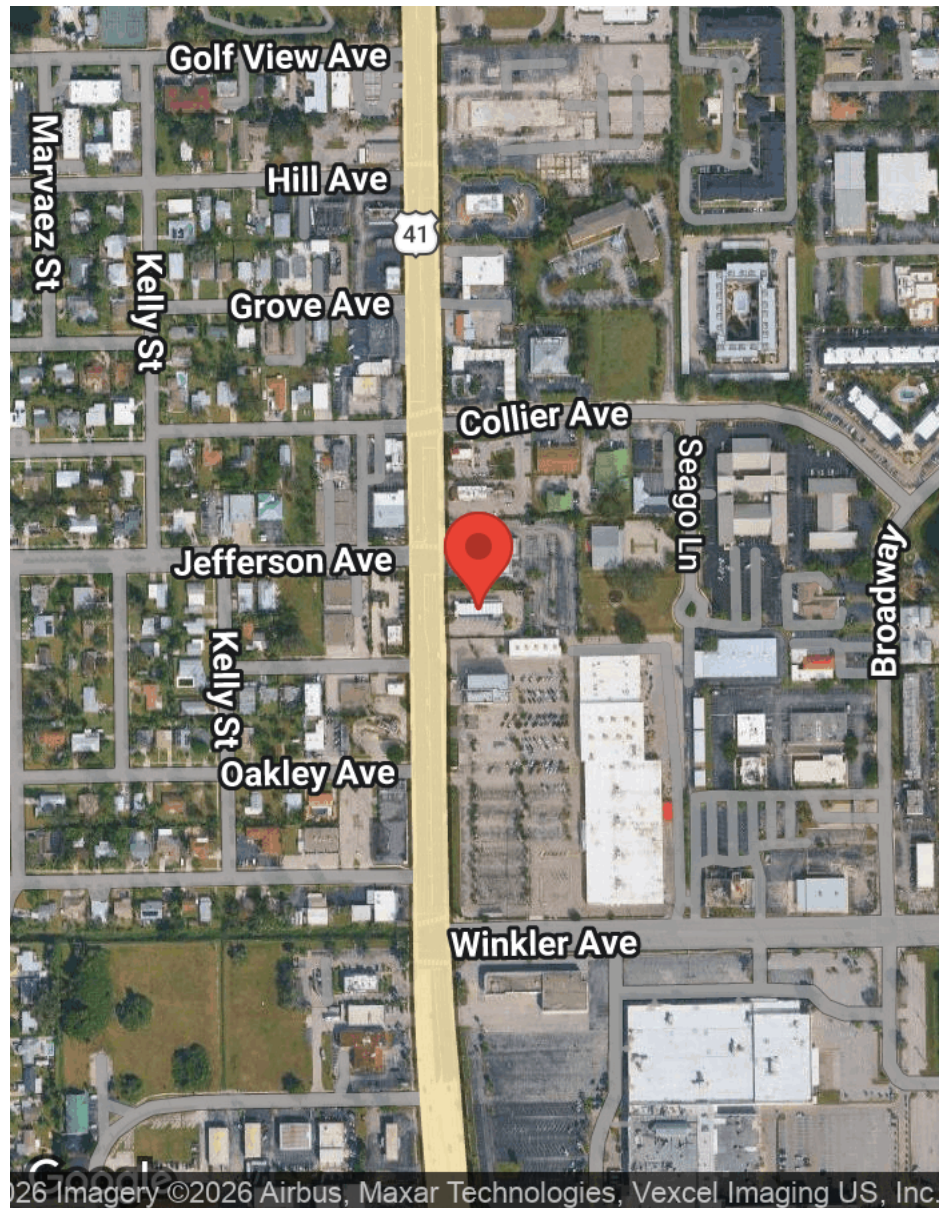
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LOCATION MAPS

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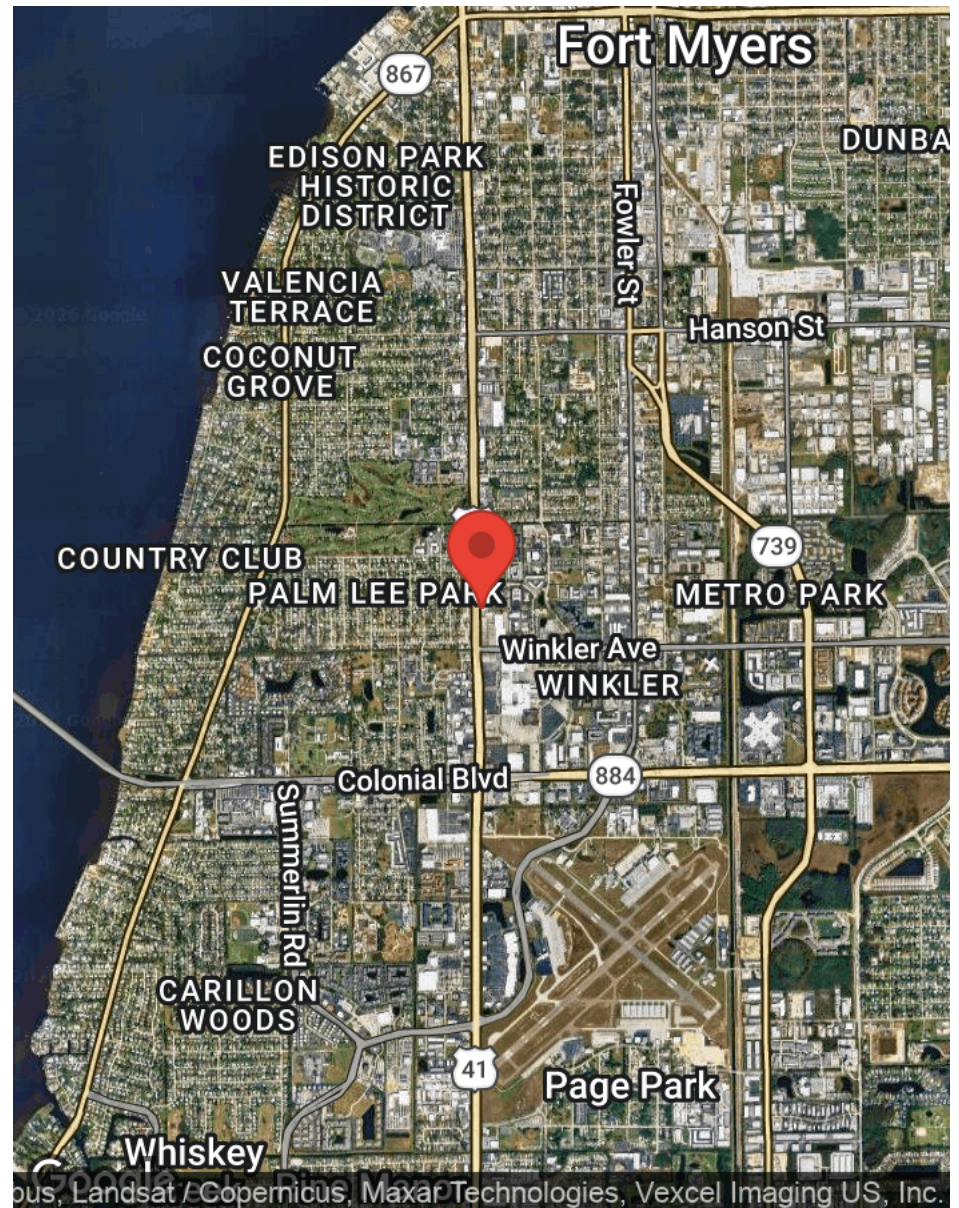


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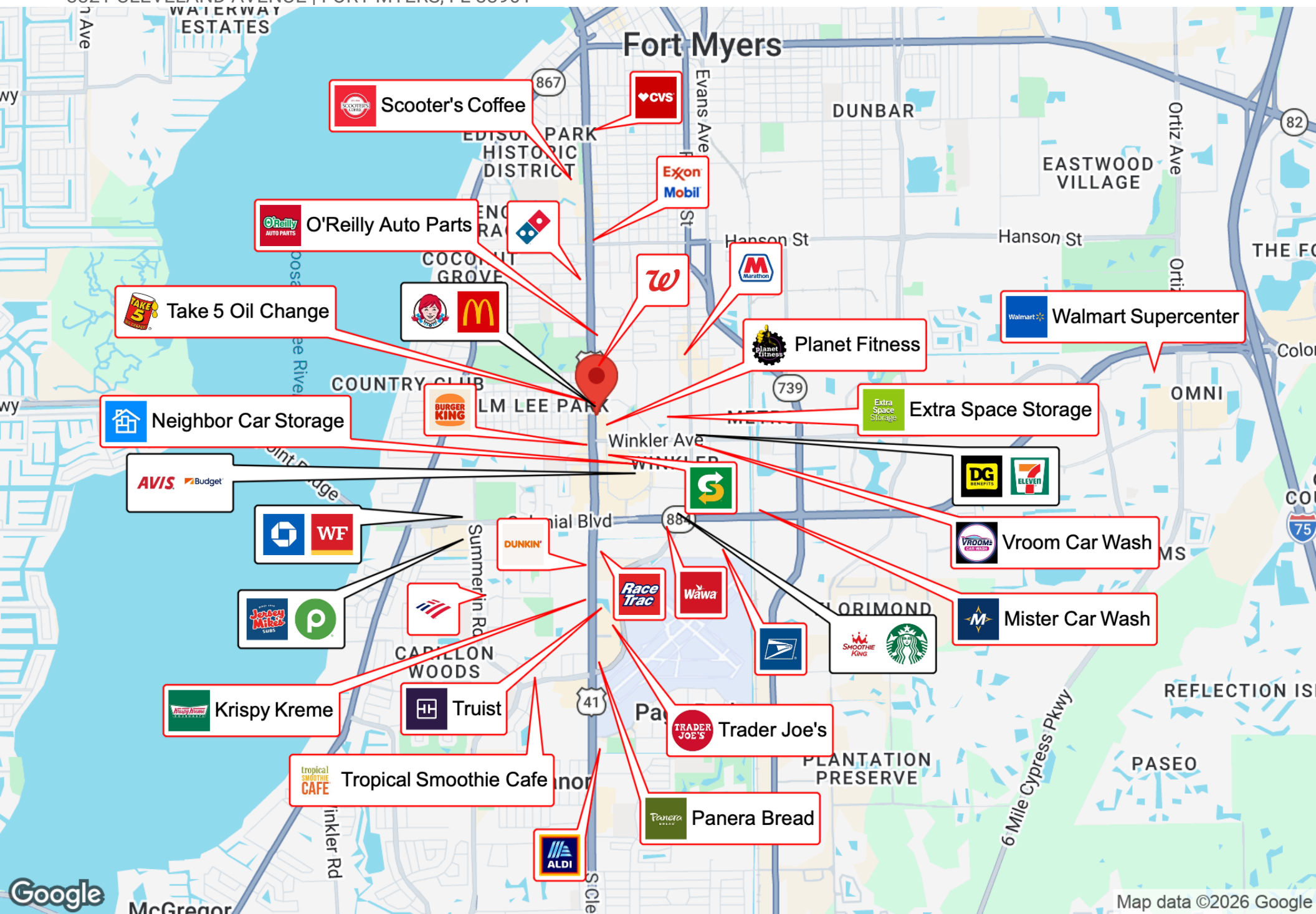
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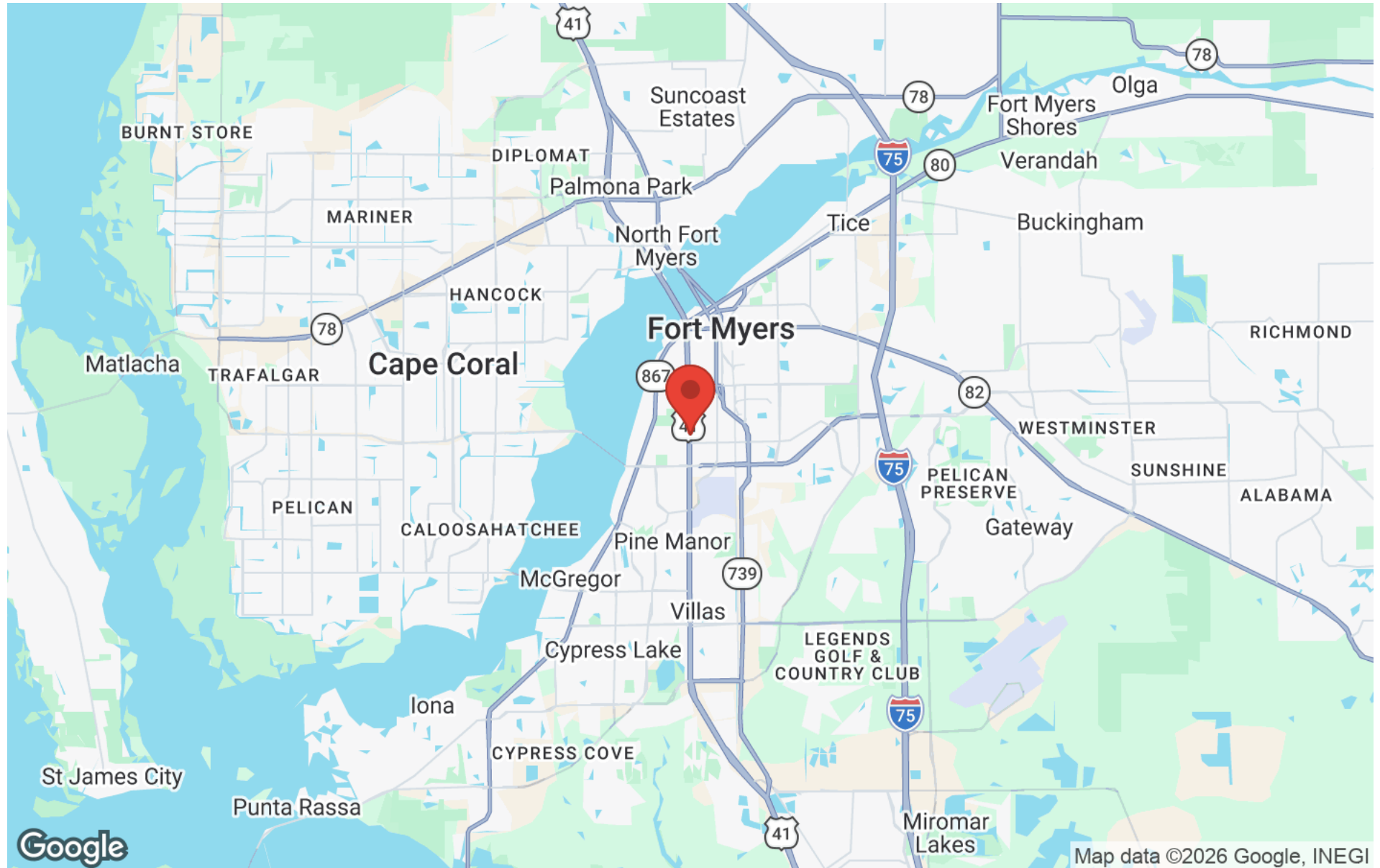
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REGIONAL MAP

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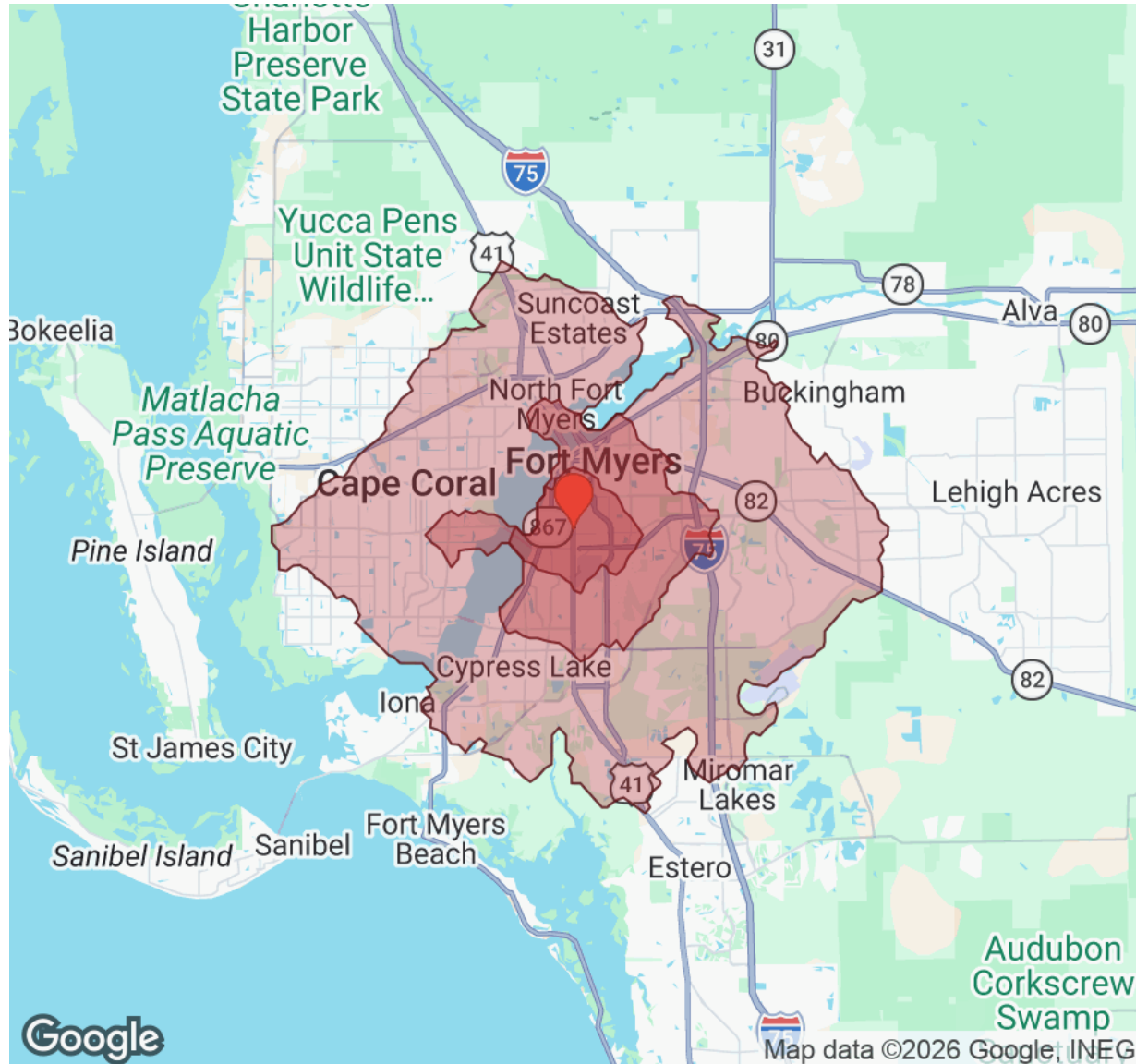
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DEMOGRAPHICS

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Driving Time: ■ 5 Mins ■ 10 Mins ■ 20 Mins

Population	5 Mins	10 Mins	20 Mins
Male	12,849	36,020	157,798
Female	13,017	37,175	160,164
Total Population	25,866	73,195	317,962

Race / Ethnicity	5 Mins	10 Mins	20 Mins
White	12,038	36,854	188,774
Black	5,947	14,354	34,181
Am In/AK Nat	26	59	254
Hawaiian	3	7	32
Hispanic	6,673	18,731	81,589
Asian	559	1,683	7,726
Multiracial	543	1,325	4,801
Other	80	183	572

Housing	5 Mins	10 Mins	20 Mins
Total Units	14,065	42,140	183,622
Occupied	10,885	32,448	141,492
Owner Occupied	3,469	13,578	86,255
Renter Occupied	7,416	18,870	55,237
Vacant	3,180	9,692	42,130

Age	5 Mins	10 Mins	20 Mins
Ages 0 - 14	4,404	11,547	44,014
Ages 15 - 24	3,264	8,575	32,633
Ages 25 - 54	10,404	28,185	108,459
Ages 55 - 64	3,005	8,931	43,794
Ages 65+	4,789	15,958	89,061

Income	5 Mins	10 Mins	20 Mins
Median	\$53,397	\$65,223	\$72,884
Under \$15k	1,319	3,594	12,374
\$15k - \$25k	728	1,869	8,330
\$25k - \$35k	1,494	3,122	11,155
\$35k - \$50k	1,636	4,059	16,020
\$50k - \$75k	1,576	5,387	24,838
\$75k - \$100k	1,137	4,129	18,307
\$100k - \$150k	1,464	5,171	25,502
\$150k - \$200k	646	2,113	10,840
Over \$200k	885	3,006	14,127

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PROFESSIONAL BIO

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A commercial real estate sales and leasing specialist for 20 + years, Lee DeLieto Jr. offers a uniquely informed perspective on the Sarasota market, helping clients to make the right decisions about their investment strategies. In 2005, Lee joined his father, a seasoned Michael Saunders associate, to form the Company's top producing Commercial team. To date, this exceptional duo has closed on millions of dollars of commercial property, working diligently to achieve the objectives of clients and investors.

Lee's Commercial real estate services include commercial investment property, land development, site and land acquisition, office space and retail leasing, 1031 exchanges, and asset disposition. The DeLieto Team has the proven ability to make every investment, lease, acquisition/sale a profitable experience. Committed to the community they serve, both Lee Jr. and Sr. are actively involved in local organizations both civic and charitable. Lee Jr has recently finished a 6-year term as a Board of Trustees member of Plymouth Harbor.

A graduate of the University of Florida, Lee has lived in Sarasota since 2005. Married to Valarie Wadsworth-DeLieto, the newest member of the DeLieto Team, together they enjoy traveling across the United States on Lee's 2008 Harley Davidson.

Awards

2014 President's Award Recipient
2015 Founders Award Recipient
2016 Presidents Award Recipient
2017 Legacy Award Recipient
2019 Legacy Award Recipient
2020 Presidents Award Recipient
2021 Legacy Award Recipient
2022 Legacy Award Recipient

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3821 CLEVELAND AVENUE

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