Downtown District Ft Myers - 15 Minute City

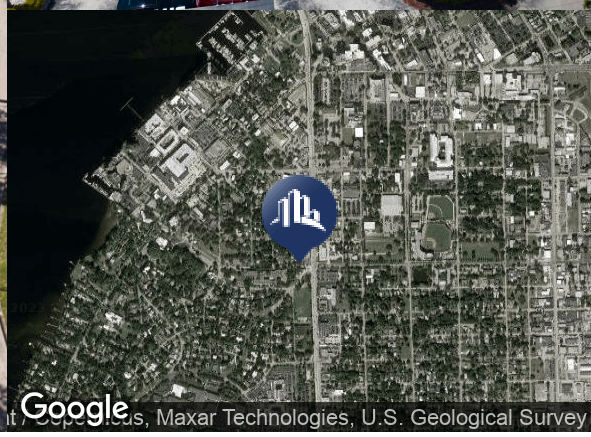
FOR SALE

2400 CLEVELAND AVE, FORT MYERS, FL 33901

$899,000

DOWNTOWN FT MYERS

- Join the evolution of Downtown Ft Myers
- Growth & progress is here
- 0.42 Acres
- 6,370/SF Building
- 47k cars per day
- 5 - way lighted intersection
- 38k rooftops in less than 10 minute drive
- 11 minute walk to First Street Village
- Call For Details



SPERRY COMMERCIAL GLOBAL AFFILIATES
THE SIGNATURE GROUP

www.SperryCGA.com

Theresa Blauch-Mitchell, CCIM
1922 VICTORIA AVE STE A FT MYERS, FL 33901
239.265.2628
theresa@ccim.net
FL #BK3202944

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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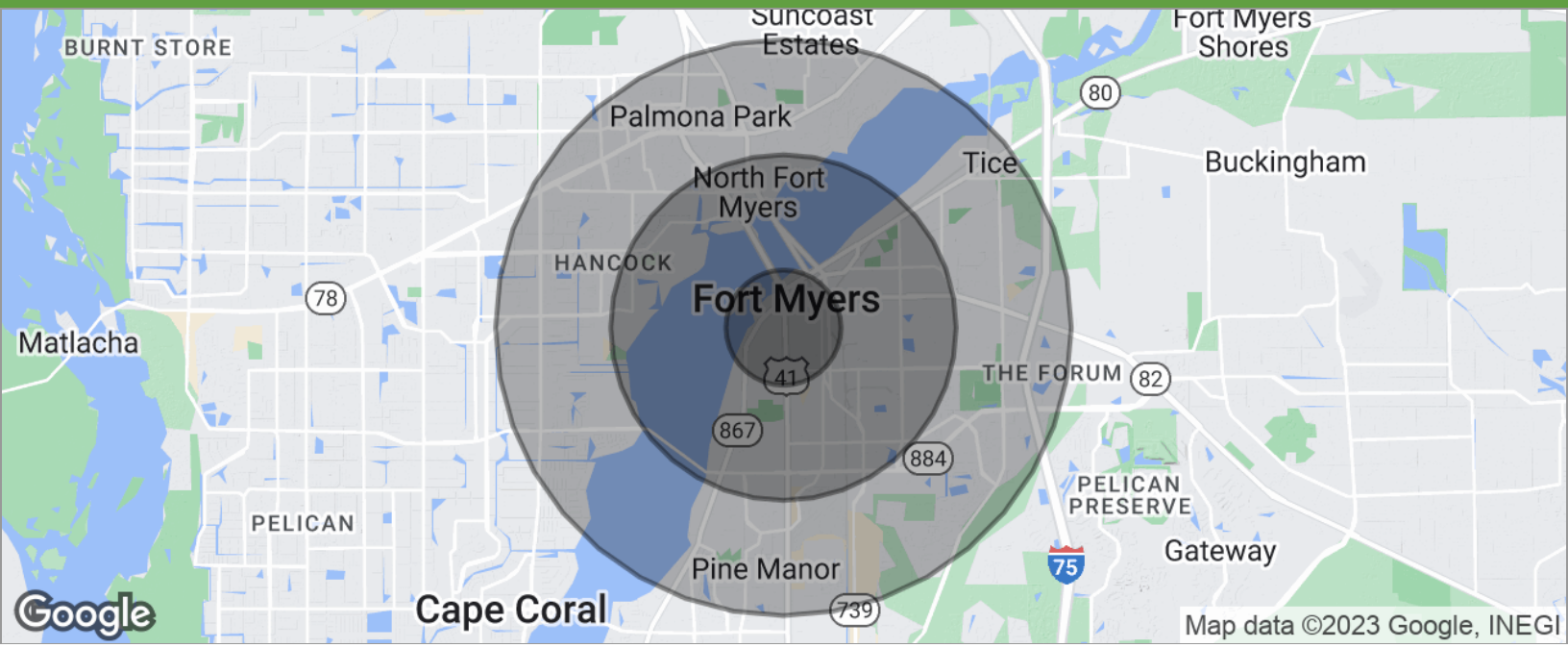
Retail Property



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,426	57,291	154,202
Median age	42.5	42.6	44.1
Median age (Male)	38.8	41.1	42.4
Median age (Female)	46.5	44.4	45.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,197	28,041	74,605
# of persons per HH	2.3	2.0	2.1
Average HH income	$47,037	$53,515	$53,564
Average house value	$132,264	$177,100	$179,203

** Demographic data derived from 2020 ACS - US Census*

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