

4102 CLEVELAND AVE.

FORT MYERS, FL



HIGHLIGHTS

- 0.73± Acres corner parcel located along highly traveled Cleveland Ave, Fort Myers, FL.
- 880± Sq. Ft. building constructed in 1987 and originally intended to operate as a convenience store
- Excellent opportunity to redevelop the property into a new commercial use
- Adjacent to one of the main entrances of the Edison Mall
- Conveniently located with three separate access points to the property
- Strong traffic counts along Cleveland Ave estimated to be 49,000 vehicles per day
- The property benefits from existing onsite utilities including water, sewer and electric

LOCATION

- 4102 Cleveland Ave, Fort Myers, FL
- 1,500± feet to Edison Mall main entrance
- 1.6 ± Miles to Paige Field Airport
- 3 ± Miles to downtown Fort Myers
- 14 ± Miles to RSW Southwest Florida International Airport

PRICE

- **\$795,000 | \$25.00 PER SQ. FT.**

PROPERTY BACKGROUND

The property was originally built and operated as a small privately owned gas station. In 2010, the gas station was closed down and the fuel tanks were removed from the ground to prevent contamination issues.

Since then, the property has operated as a used car lot sales center for various different tenants over the years.



For more information, contact:
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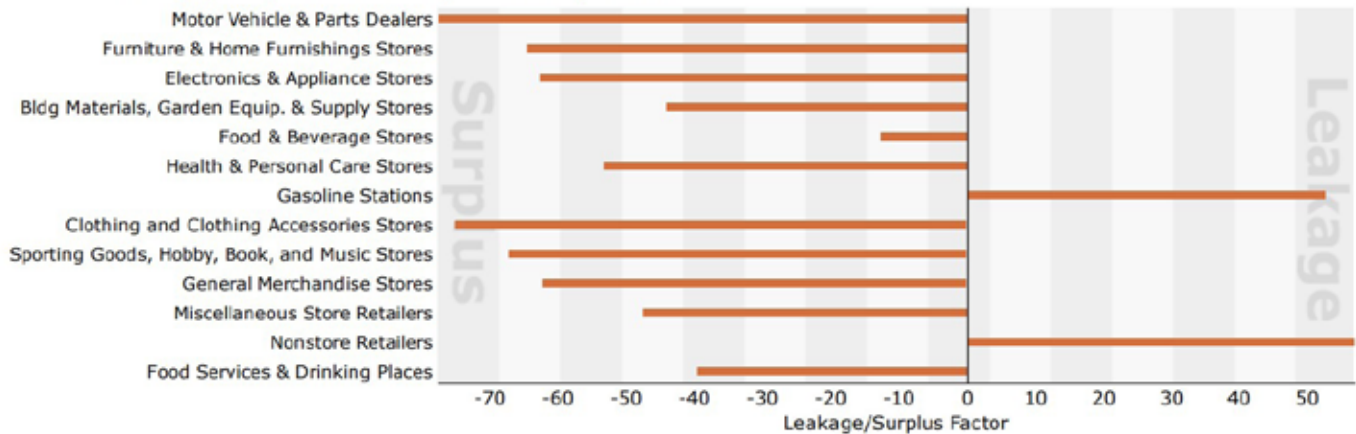
LSI Companies
6810 International Center Blvd.
Fort Myers, FL 33912

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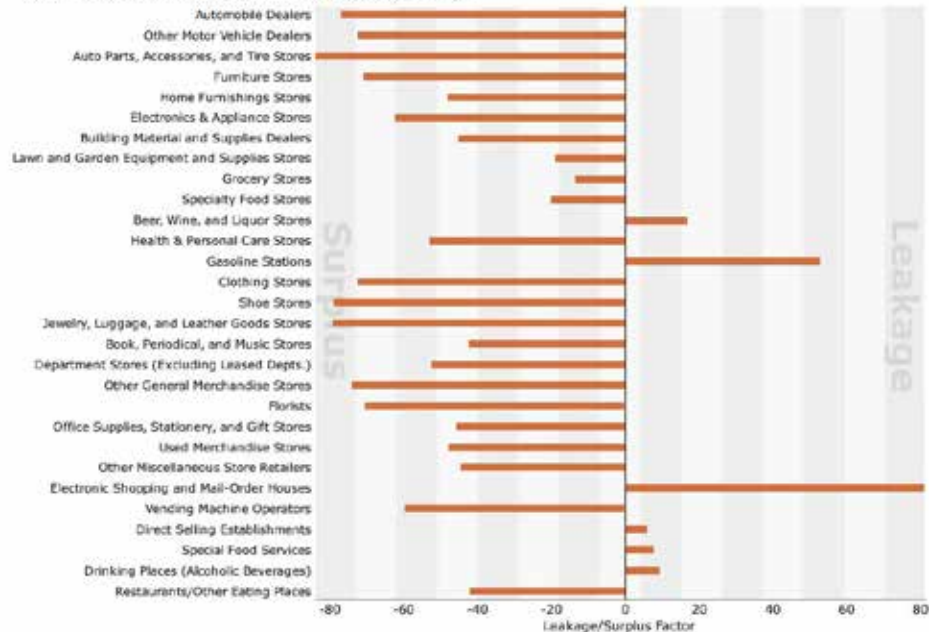
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RETAIL GAP ANALYSIS

2017 Leakage/Surplus Factor by Industry Subsector



2017 Leakage/Surplus Factor by Industry Group



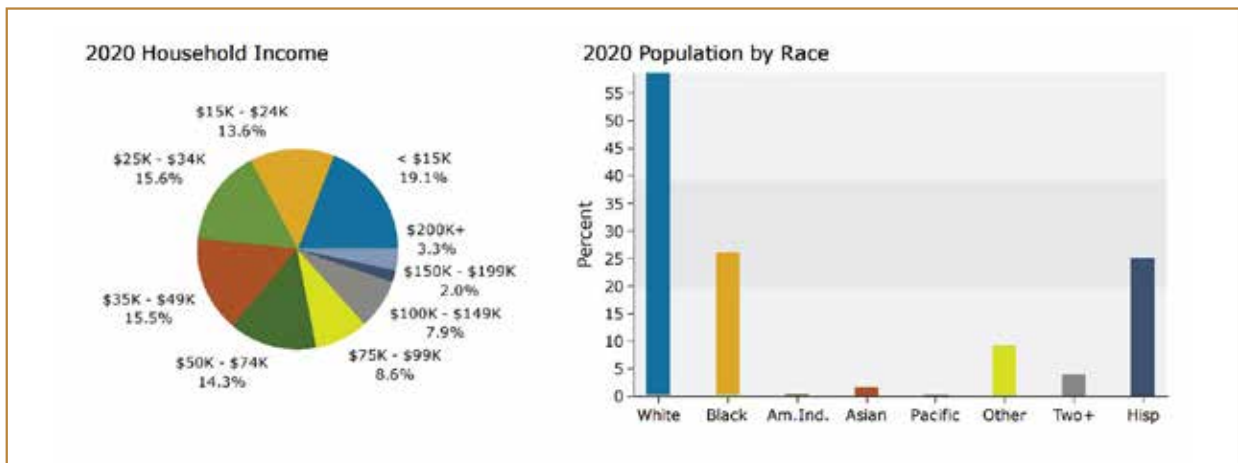
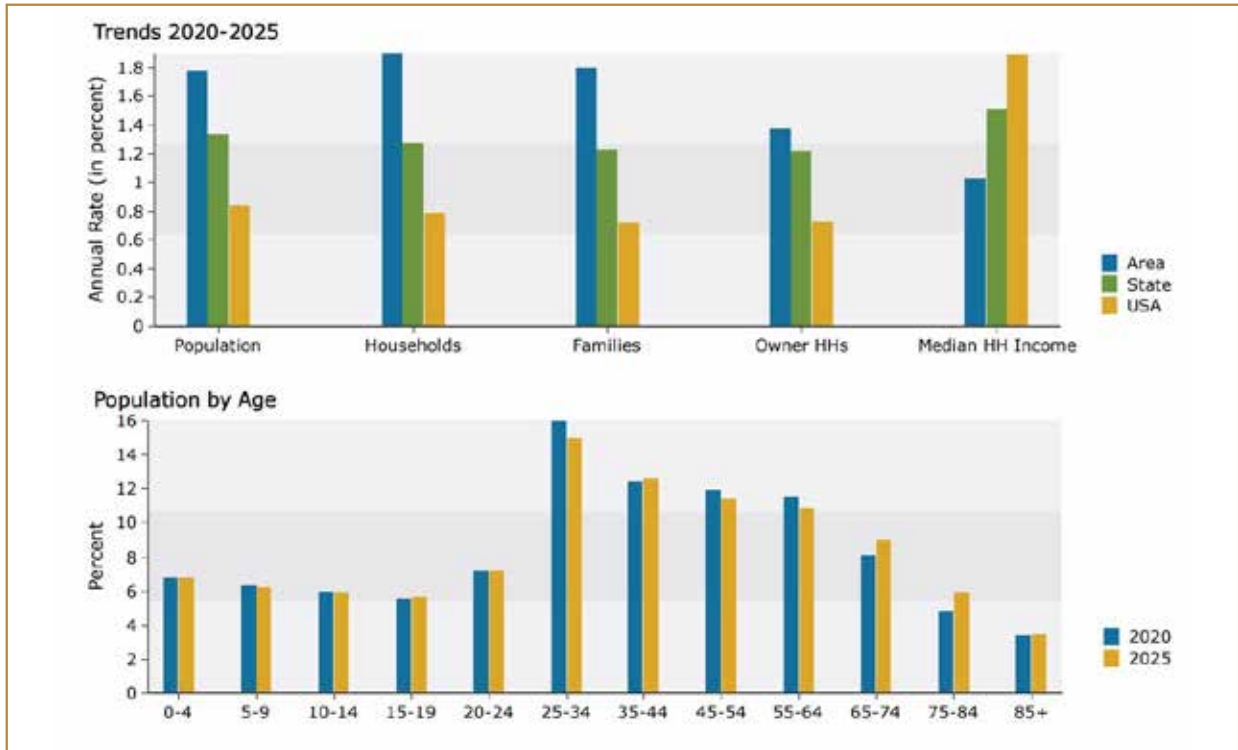
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DEMOGRAPHICS

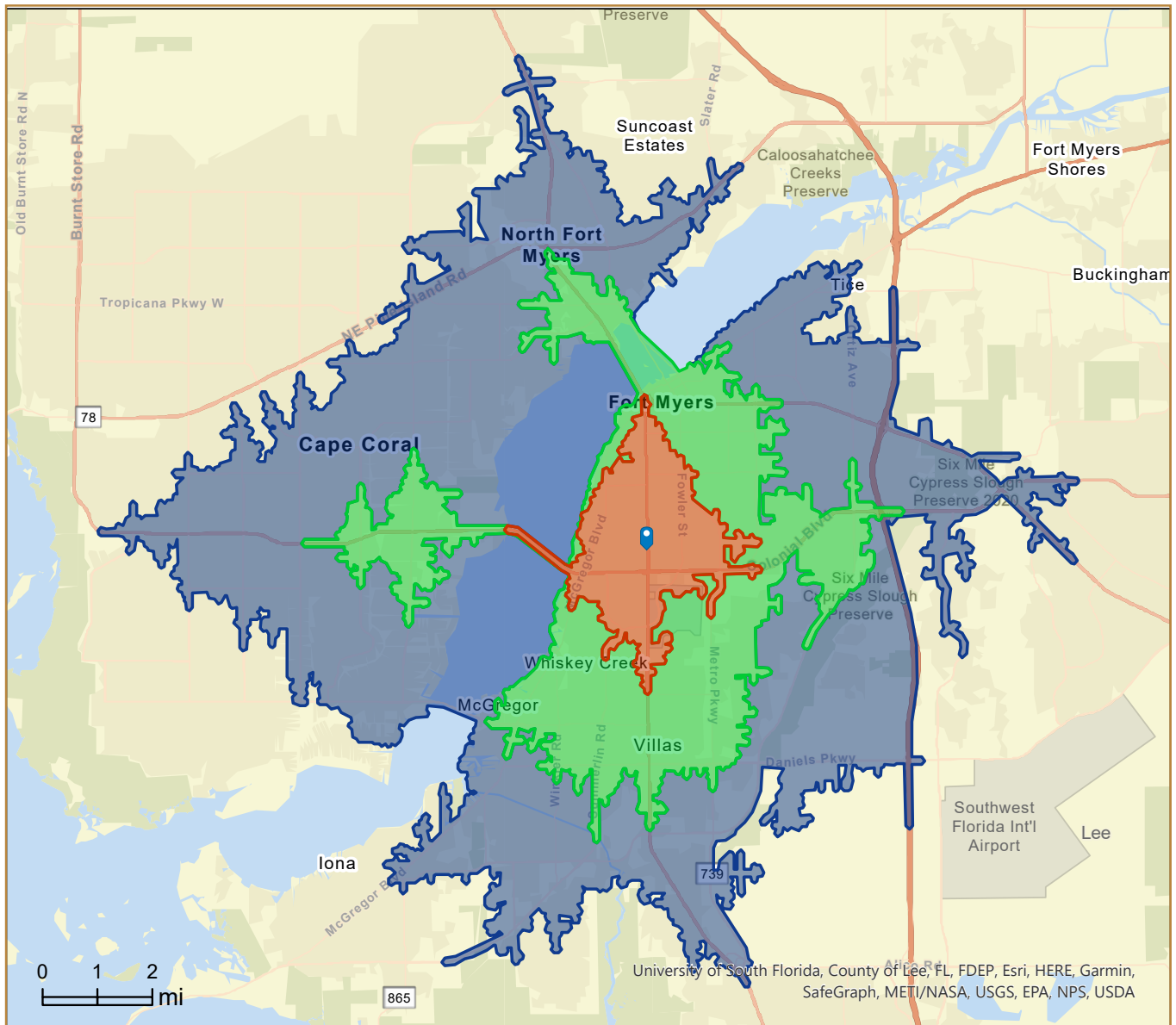


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DRIVE TIMES MAP



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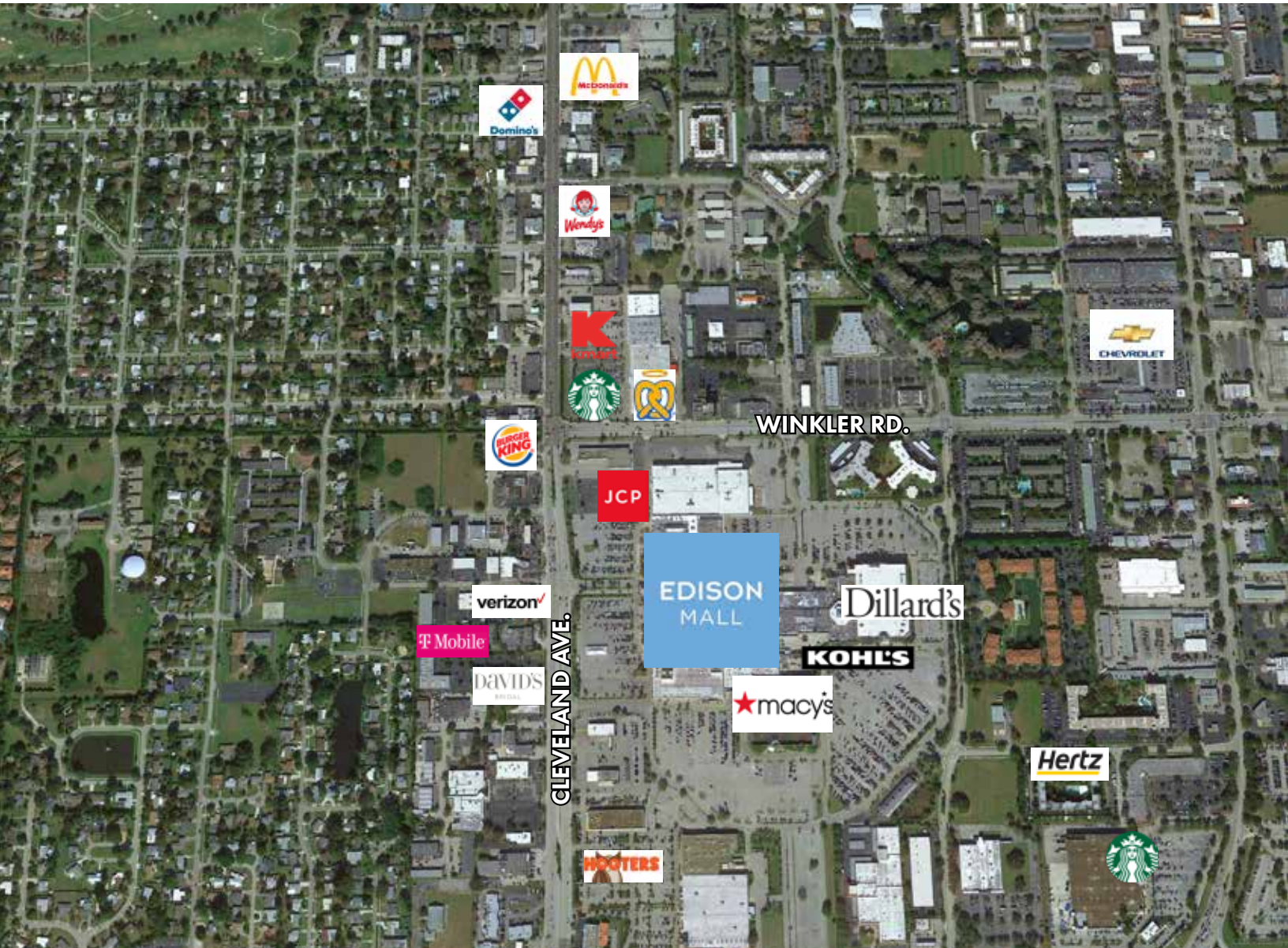
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RETAIL MAP



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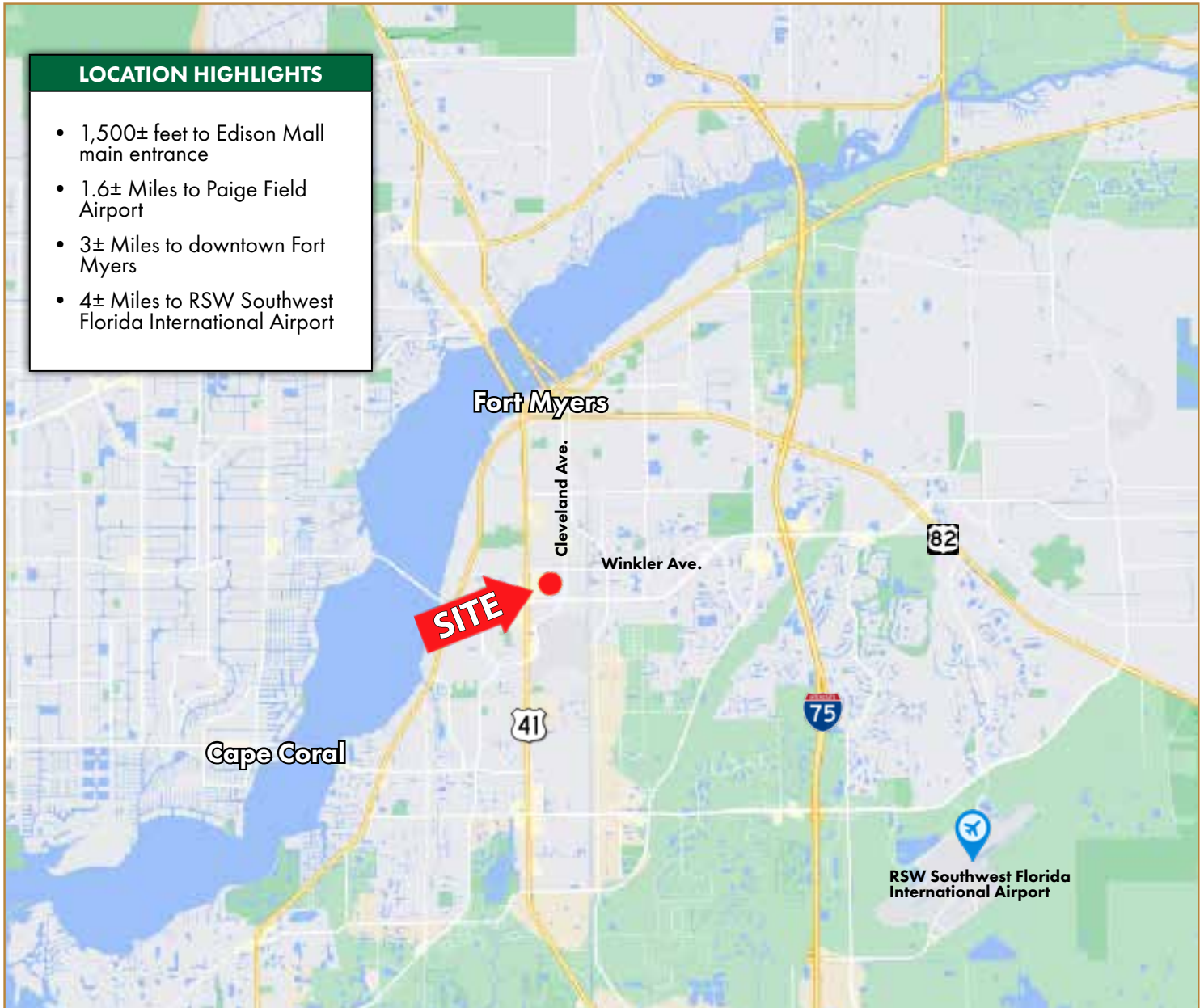
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LOCATION MAP



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