

Commercial Office

FOR LEASE

10970 SOUTH CLEVELAND AVENUE, FORT MYERS, FL 33907

UNIT 401

CALL THERESA TODAY

- 1,620/SF - \$18.95/SF NNN
- Corner Unit
- 4 offices
- Conference Room
- Kitchen area & Restroom
- Zoning C-2 Lee County
- Call Theresa today - Habla Espanol



YOUR BUSINESS BELONGS HERE

Centrally located in Ft Myers across from Page Field Airport.
Accessible from Boy Scout Dr via a lighted intersection.
Accessible from US 41 via a dedicated turn lane.
US 41 daily traffic counts - 63k
Boy Scout Dr daily traffic counts - 37k
Call Theresa today - Habla Espanol



Google Maxar Technologies, U.S. Geological Survey



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.

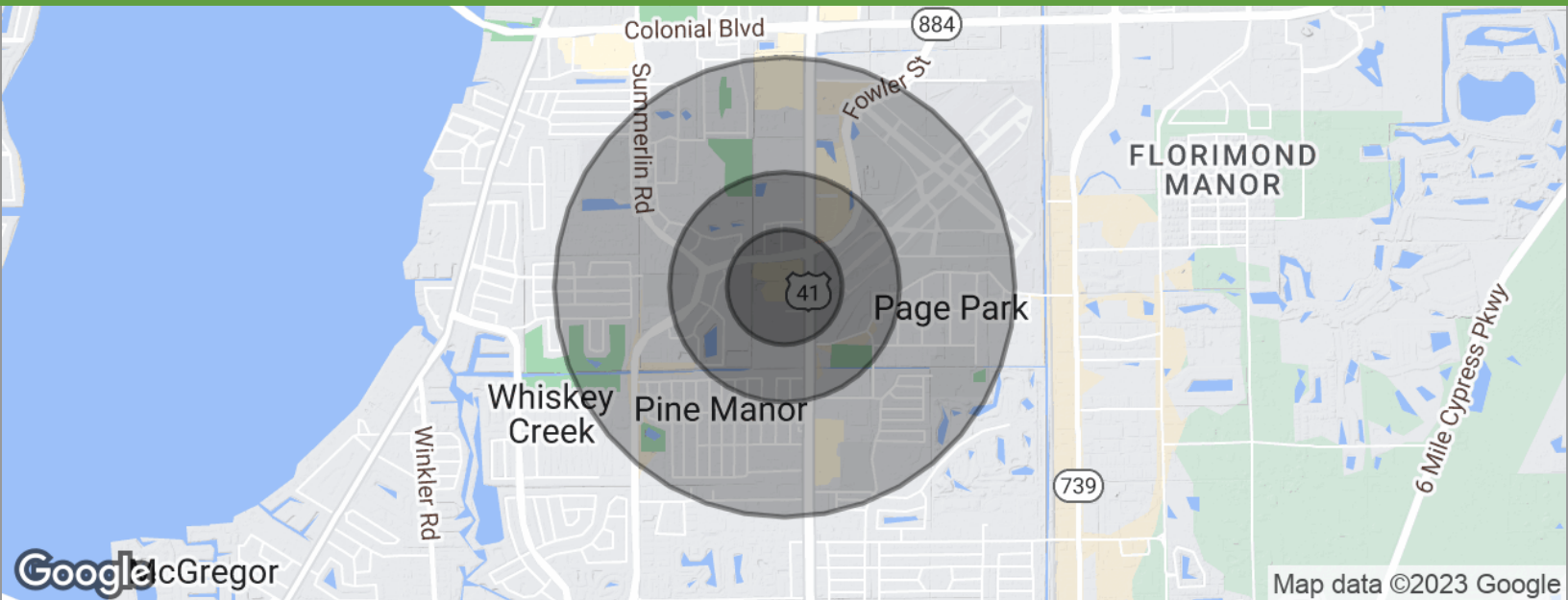
www.SperryCGA.com

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Office Building



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total population	716	2,861	12,151
Median age	19.5	26.9	32.7
Median age (Male)	18.4	25.5	30.0
Median age (Female)	28.3	31.8	36.0

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total households	335	1,289	5,266
# of persons per HH	2.1	2.2	2.3
Average HH income	\$23,911	\$31,016	\$39,586
Average house value	\$103,173	\$61,443	\$102,022

* Demographic data derived from 2020 ACS - US Census



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