

GROUND LEASE: 1.2 Acres

Commercial Land

14101 North Cleveland Avenue | North Fort Myers, FL 33903



Property Highlights

- Zoning: C-1
- Frontage: ≈ 145 FT
- AADT: 33,500
- Current Access: Right in, Right out
- Potential Access: Cross Access with Dunkin' Donuts
- Optional: Built-To-Suit
- *PLEASE CALL FOR ADDITIONAL INFORMATION*

Prepared By

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JARAMILLO COMMERCIAL
REAL ESTATE SERVICES

407-683-4444



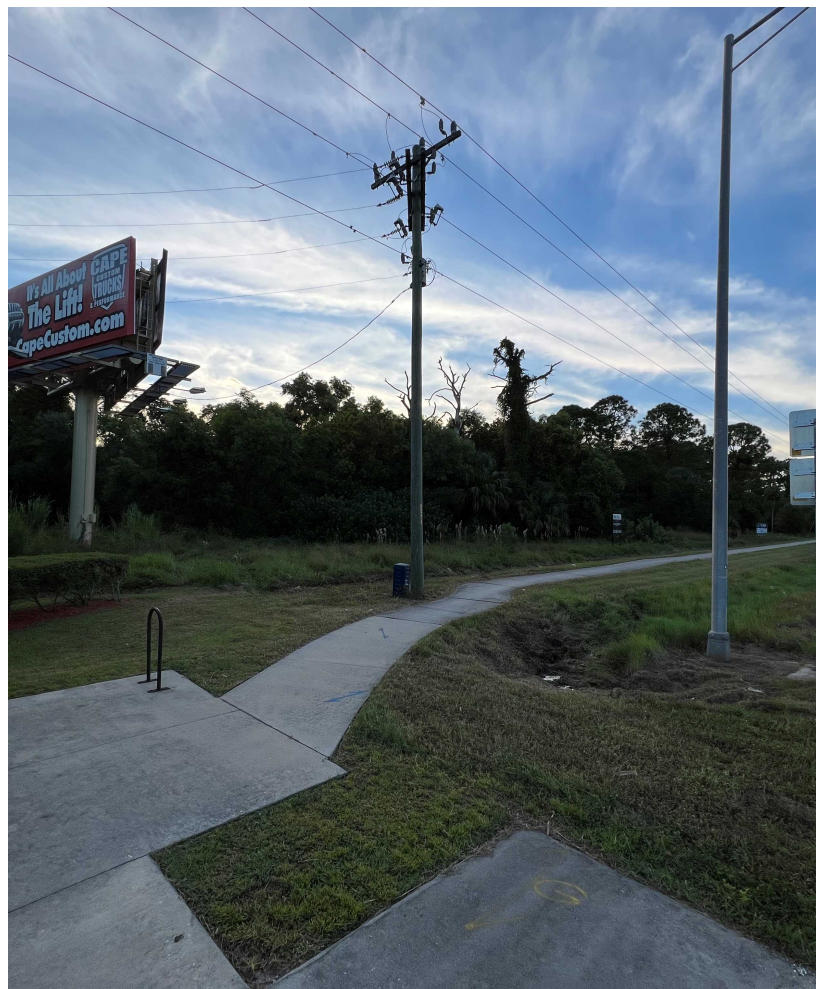
SECTION I

Photos / Renderings

PROPERTY PHOTOS

Commercial Land

14101 North Cleveland Avenue | North Fort Myers, FL 33903



PROPERTY PHOTOS

Commercial Land

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SINGLE TENANT SAMPLE RENDERING

Commercial Land
14101 North Cleveland Avenue | North Fort Myers, FL 33903

- SIZE: 51,771 SF (1.19 AC)

PARKING CALCULATIONS

- REQUIRED: 1 SPACES PER 1,000 SF x 11,000 BUILDING SF = 11 SPACES
- PROVIDED: 11 SPACES (INCLUDING 1 ADA SPACE)

SOLID WASTE CALCULATIONS

- REQUIRED: 10,001-25,000 BUILDING SF = 120 SF FOR GARBAGE + 96 SF FOR RECYCLING
- PROVIDED: 223 SF TOTAL FOR GARBAGE & RECYCLING

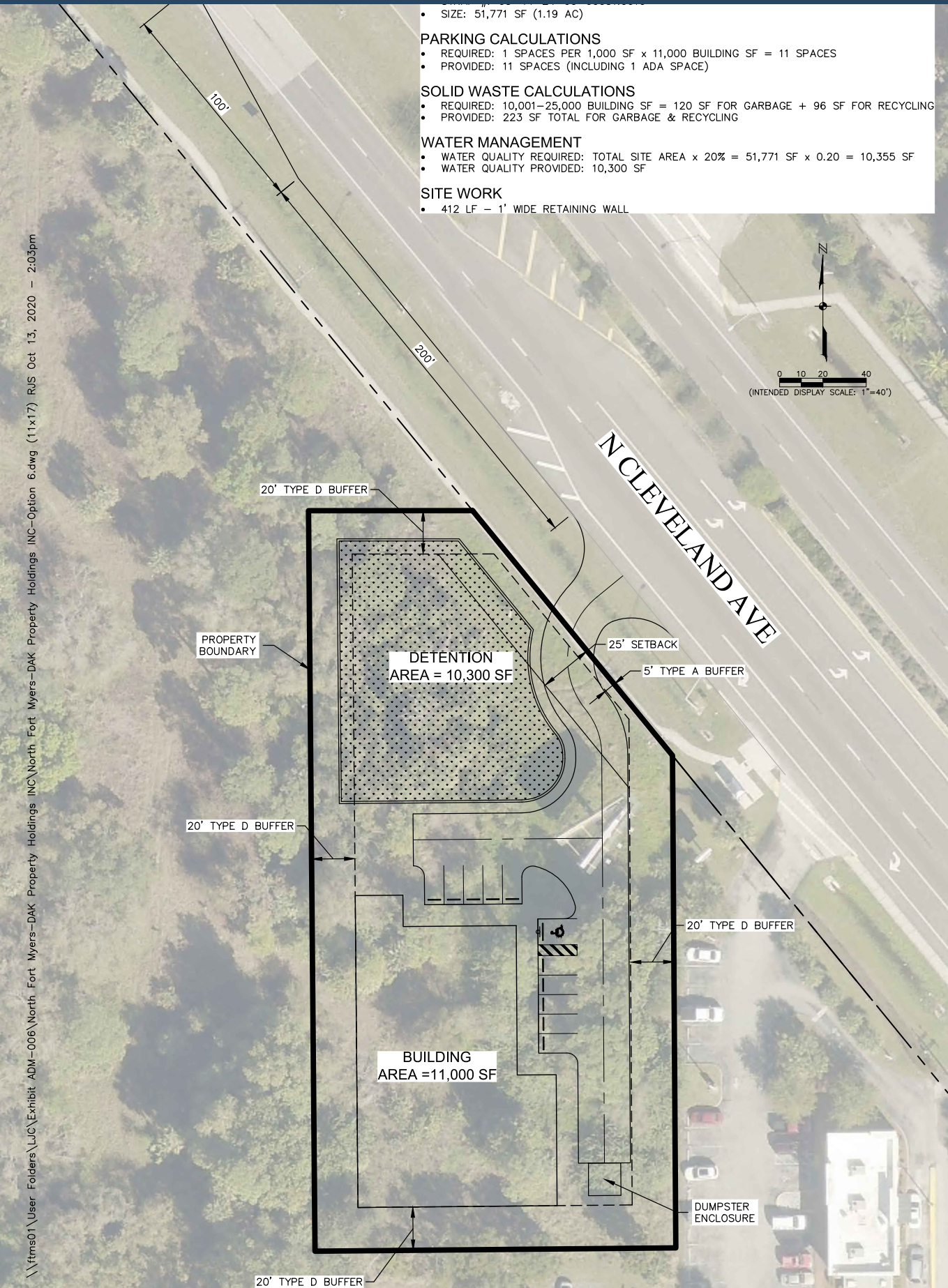
WATER MANAGEMENT

- WATER QUALITY REQUIRED: TOTAL SITE AREA x 20% = 51,771 SF x 0.20 = 10,355 SF
- WATER QUALITY PROVIDED: 10,300 SF

SITE WORK

- 412 LF - 1' WIDE RETAINING WALL

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LOCATION: 14101 N CLEVELAND AVE NORTH FORT MYERS FL 33903
 • STRAP #: 03-44-24-00-00031.0010
 • SIZE: 51,771 SF (1.19 AC)

PARKING CALCULATIONS

- REQUIRED: 13 SPACES PER 1,000 SF x 3,000 BUILDING SF = 39 SPACES
- PROVIDED: 40 SPACES (INCLUDING 2 ADA SPACE)

SOLID WASTE CALCULATIONS

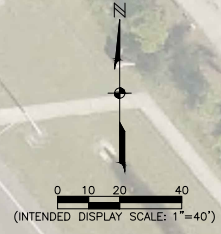
- REQUIRED: 0-5,000 BUILDING SF = 60 SF FOR GARBAGE + 24 SF FOR RECYCLING
- PROVIDED: 140 SF TOTAL FOR GARBAGE & RECYCLING

WATER MANAGEMENT (DRY DETENTION)

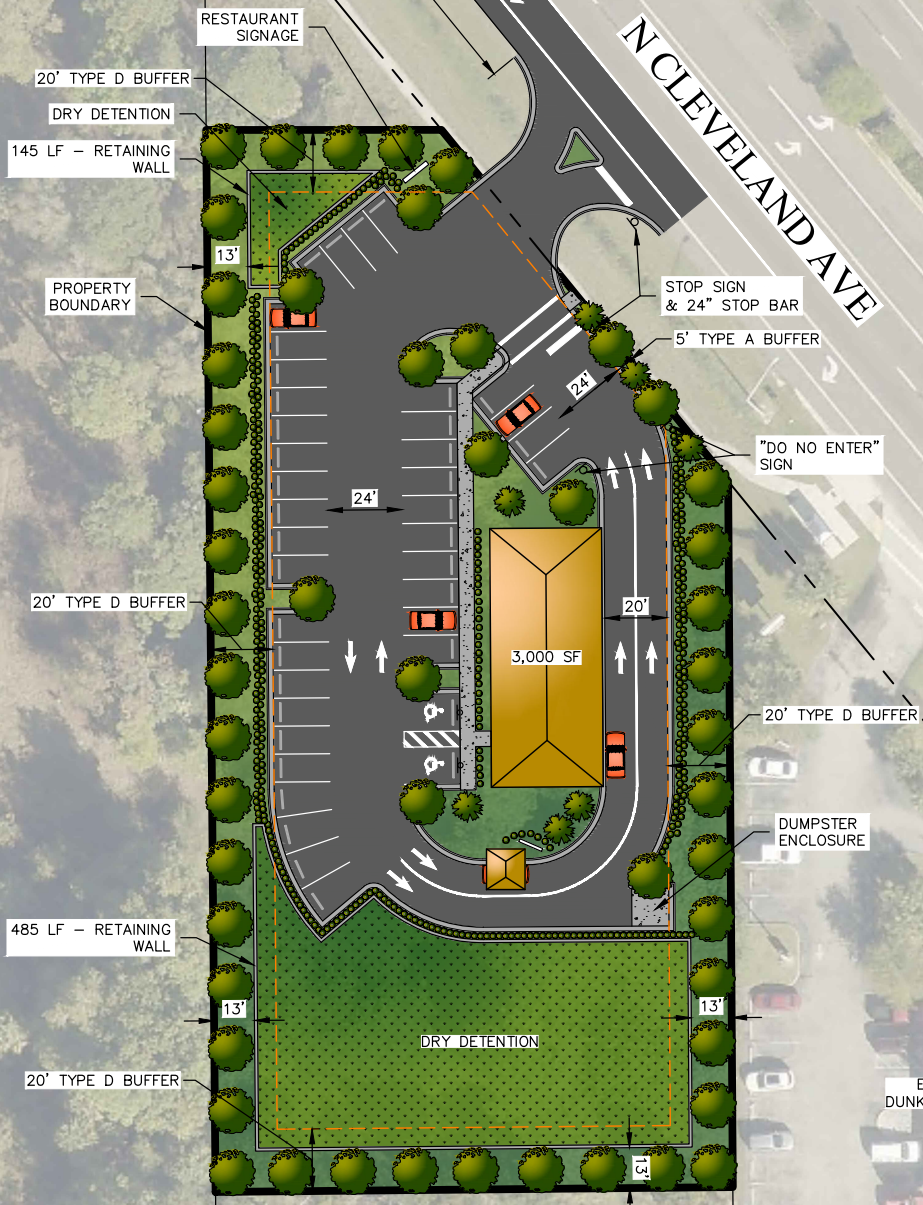
- WATER QUALITY REQUIRED: TOTAL SITE AREA x 20% = 51,771 SF x 0.20 = 10,355 SF
- WATER QUALITY PROVIDED: 10,400 SF

SITE WORK

- REQUIRED: ±630 LF - 1' WIDE RETAINING WALL



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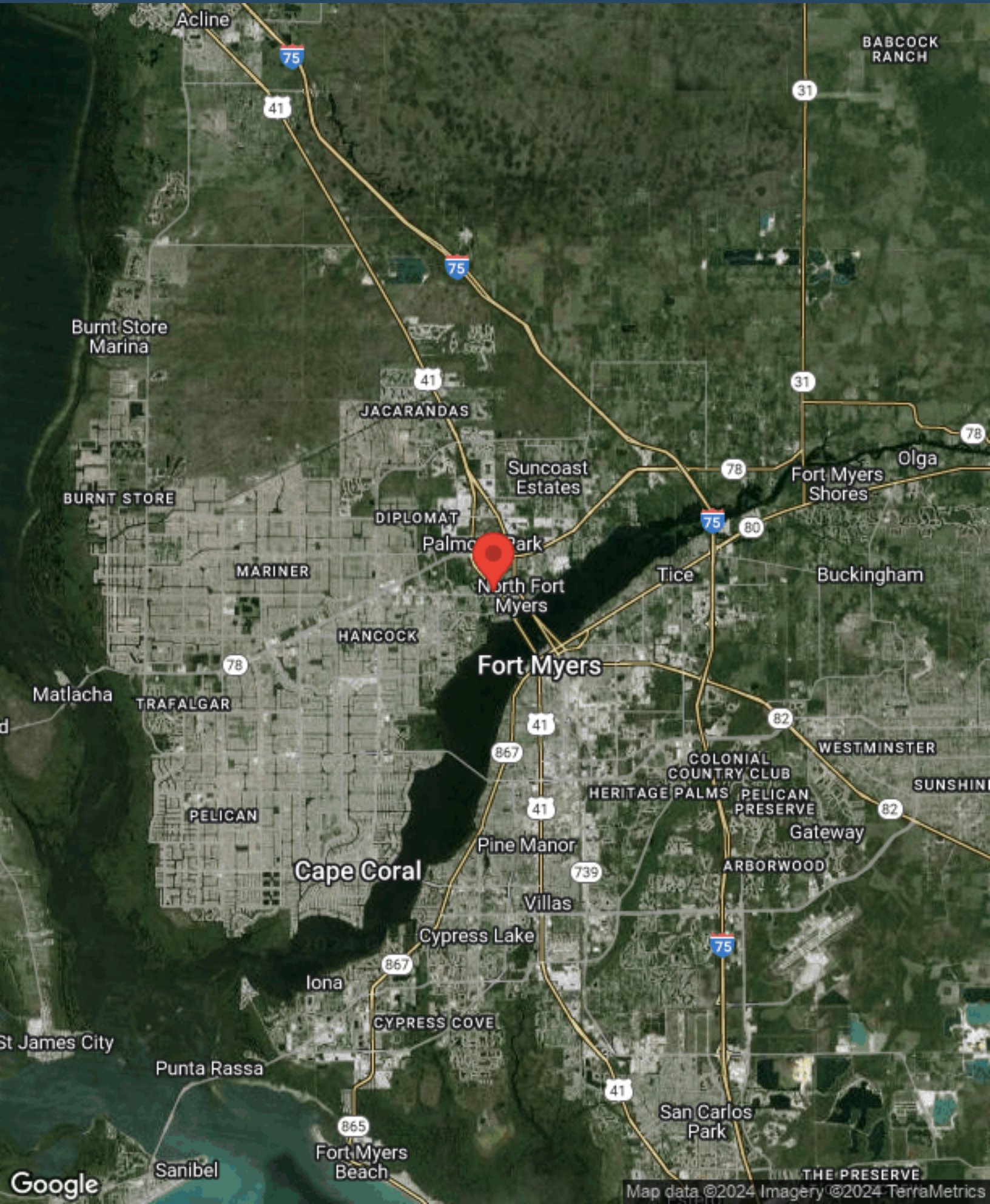
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SECTION II
Maps / Demographics

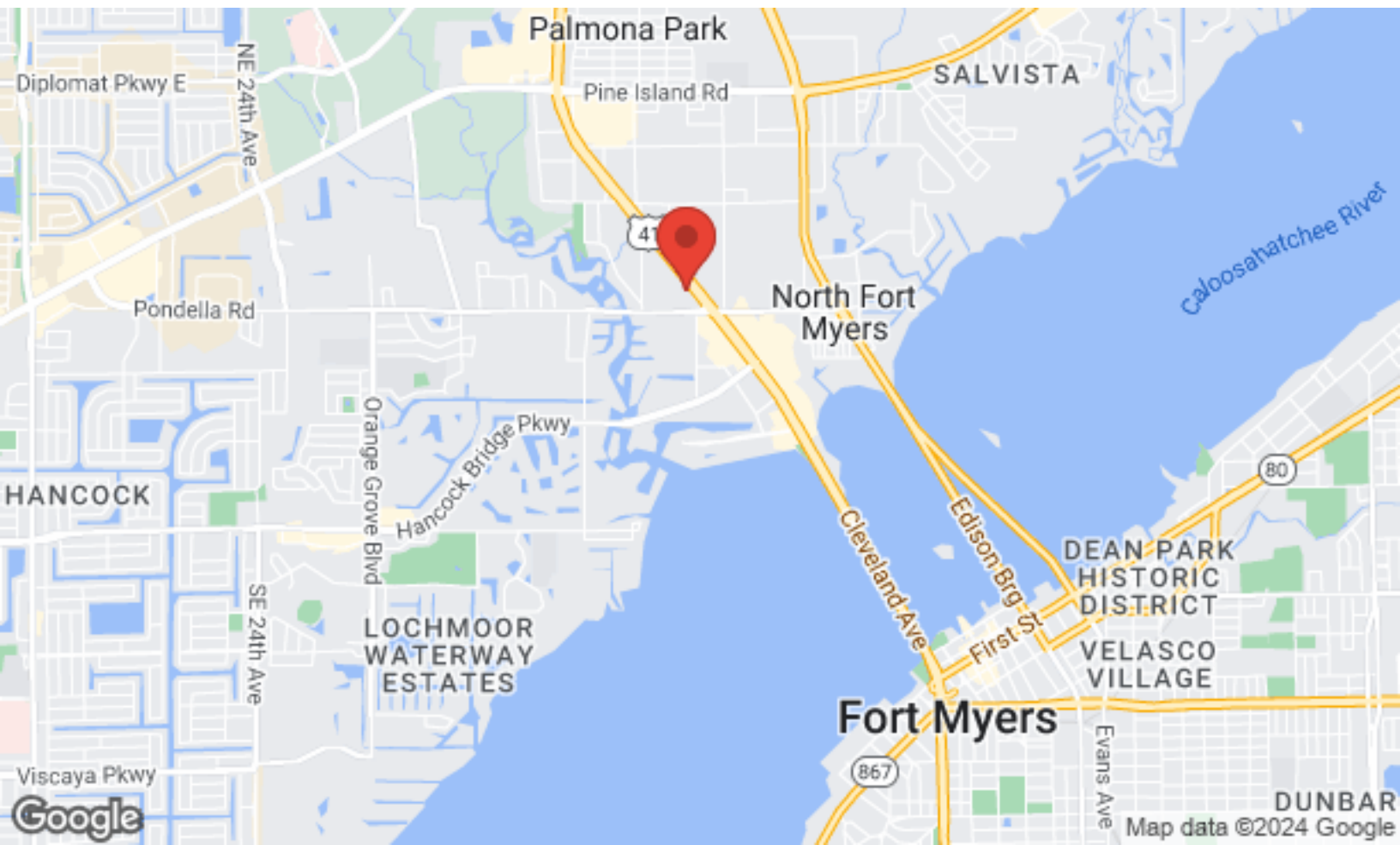
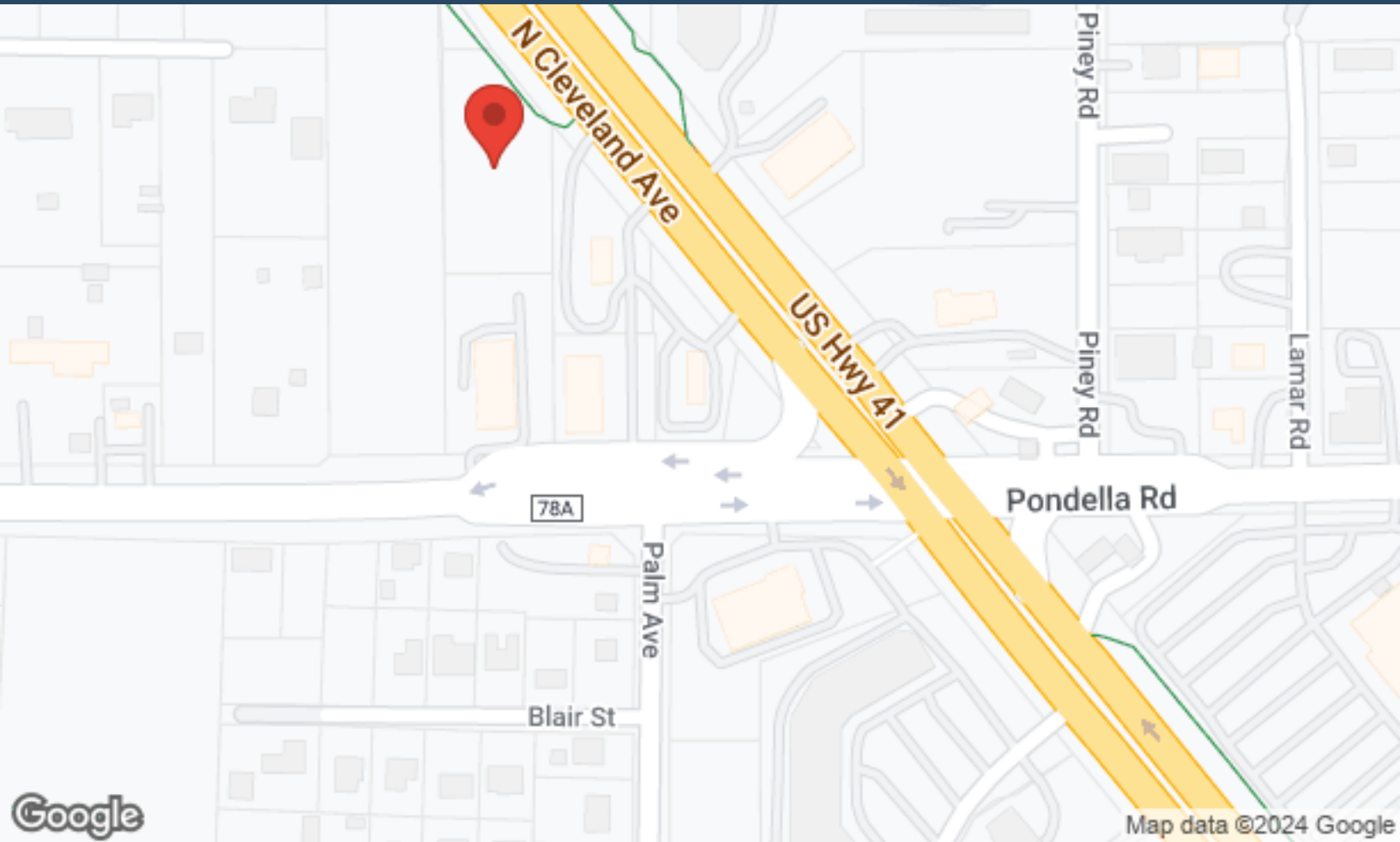
REGIONAL MAP

Commercial Land
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LOCATION MAPS

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AERIAL MAP

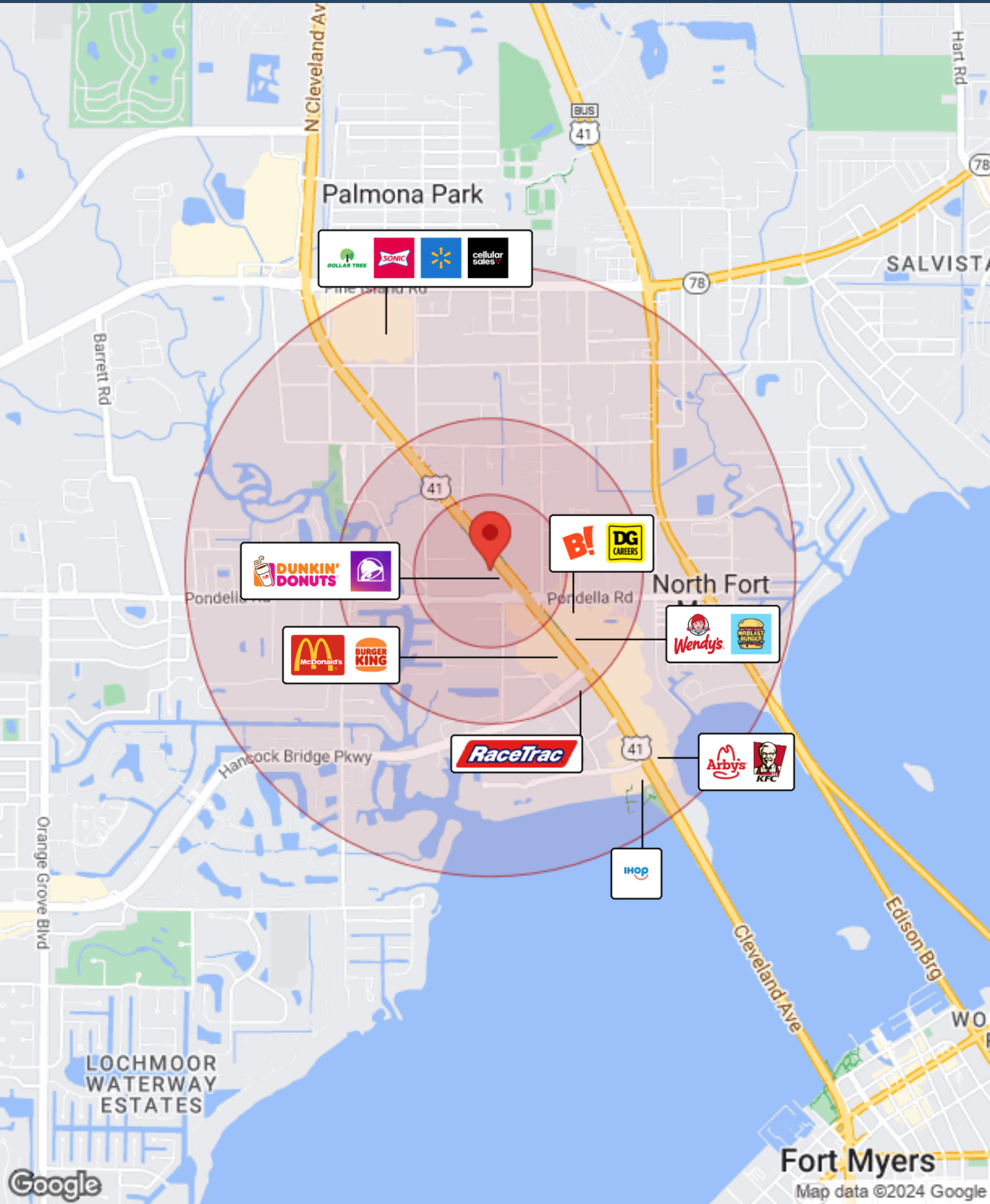
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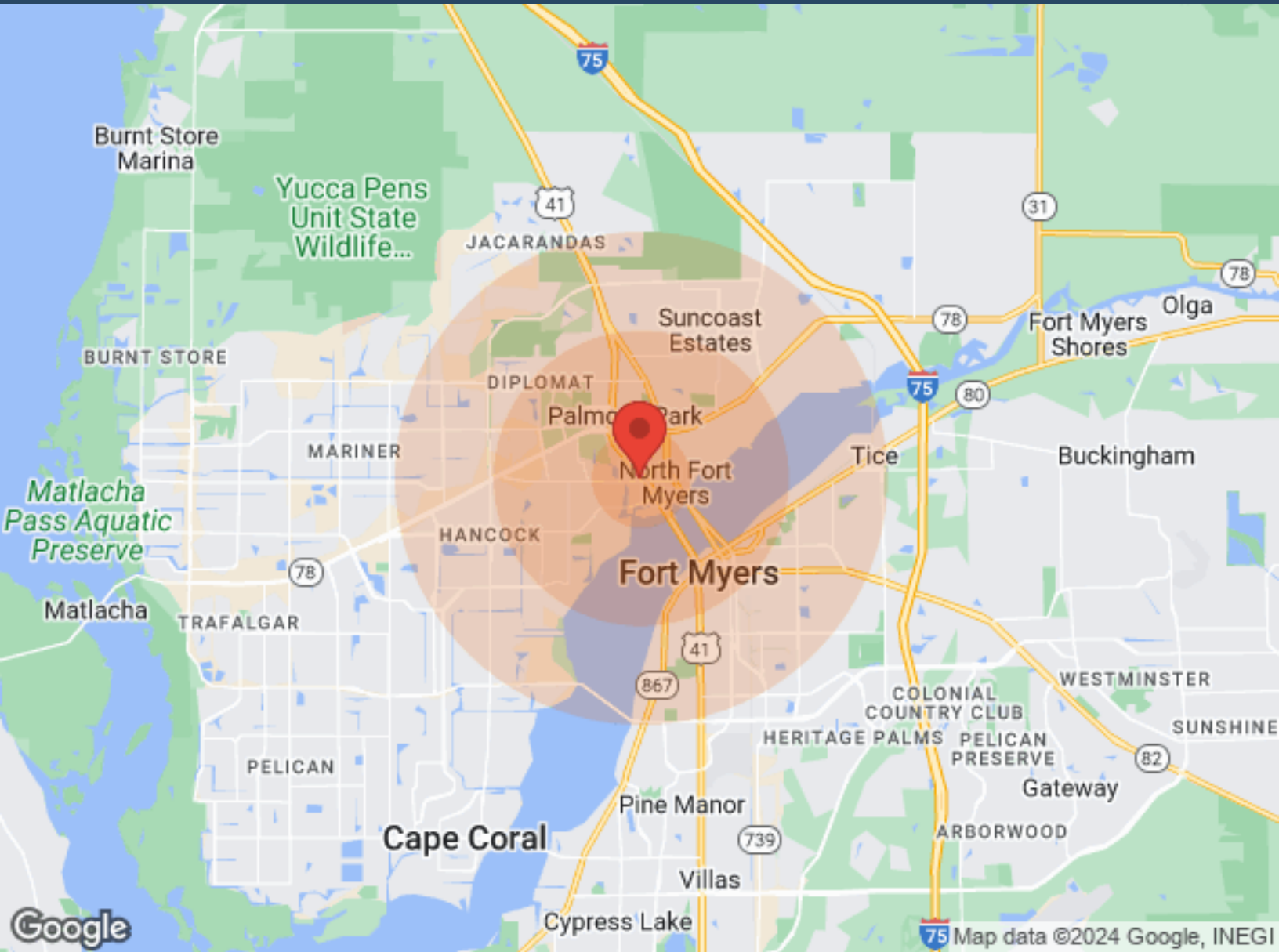
BUSINESS MAP

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DEMOGRAPHICS

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	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	1,216	20,250	64,232	Median	\$37,472	\$34,849	\$38,090
Female	1,269	22,963	69,859	< \$15,000	277	3,381	8,540
Total Population	2,485	43,213	134,091	\$15,000-\$24,999	131	2,955	8,239
				\$25,000-\$34,999	213	3,386	8,302
Age				\$35,000-\$49,999	207	3,337	9,222
Ages 0-14	275	6,433	25,115	\$50,000-\$74,999	182	3,793	10,099
Ages 15-24	208	4,081	15,718	\$75,000-\$99,999	171	1,623	5,728
Ages 25-54	841	12,818	43,501	\$100,000-\$149,999	98	966	3,680
Ages 55-64	359	5,094	15,121	\$150,000-\$199,999	55	343	767
Ages 65+	802	14,787	34,636	> \$200,000	N/A	175	671
				Housing			
Race				Total Units	1,983	28,326	74,439
White	2,413	38,326	101,442	Occupied	1,331	20,680	56,431
Black	2	2,734	21,538	Owner Occupied	891	14,095	36,109
Am In/AK Nat	N/A	47	263	Renter Occupied	440	6,585	20,322
Hawaiian	N/A	8	21	Vacant	652	7,646	18,008
Hispanic	194	5,762	26,489				
Multi-Racial	136	3,858	20,694				



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Broker Profiles



FRANCISCO JARAMILLO, CCIM

Principal, Managing Broker

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BK 3252370, FL

Through real estate investment services, I help investors create and accumulate wealth through the leasing, disposition, and acquisition of real estate assets. This involves all aspects from initial consultation to leasing, listing, marketing, negotiating, and selling of real estate. My services are tailored to the needs of each particular client, not a "one size fits all" approach, resulting in targeted results that maximize the results in favor of my clients. My area of focus is retail investment properties from \$1 Million to \$10 Million in the Central Florida market, including NNN single-tenant properties, landlord, and tenant representation. Through our global network of agents and our CCIM network, we can market to investors from the local area to international investors and tenants, which means more exposure to properties and finding the right properties for our clients, creating the opportunity for a faster and smoother transaction favoring my clients' terms. After leaving the military, Francisco worked for a major law firm's Project Finance Group in Washington, D.C. while attending school (not an attorney). Among other deals, he assisted in the closings of the \$338 million Suez and Port Said Power Purchase Agreements in Egypt, and a \$125 Million Power Generating Plant in the United States. Once graduated, was the Vice President of Public Relations for the National Society of Hispanic MBAs in the South Florida Chapter. He has also traveled to many different countries including Argentina, Canada, Colombia, Egypt, France, Honduras, Italy, Mexico, and Switzerland.

407 Commercial Real Estate

1462 E Michigan St

Orlando, FL 32806

407-683-4444

SERVICE CIRCLE

BUY A COMMERCIAL PROPERTY

Experienced buyer representation to include financial analysis, negotiations and guidance through closing.



SELL A RETAIL PROPERTY

We represent owners of commercial property in identifying the best option whether it is to sell or hold.



TENANT REPRESENTATION

Navigate through the leasing process and site selection process.



INVESTMENT SALES

Through real estate investment sales and services, we specialize in shopping plaza investment.



BUSINESS BROKERAGE

Navigate through the leasing process and site selection process.



ADVISORY SERVICES

Navigate through the leasing process and site selection process.



Sell a Business

Underwrite, position, and sell existing businesses.



Market and Gap Analysis

Advance market analysis utilizing advance tools to identify critical issues and assist clients with decision-making.



Buy a Business

Target consulting as to selection, underwriting, analysis, and process of purchasing a business.



Negotiations

With local market knowledge, experience, and statistics, we support our clients' position in negotiations, resulting in favorable results for our clients.

PROPERTY MANAGEMENT

Guide landlords to increase the value of their shopping plazas.



LEASING

Historical records of 100% leased shopping plazas



Investment Decision Analysis

Underwriting of shopping plazas. Is it the right time to sell?



Investment Decision Analysis

Underwriting of shopping plazas. Is it the right time to sell?



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www.407CRE.com

What Is a CCIM?

A CCIM is a Certified Commercial Investment Member. For more than 50 years, the CCIM designation remains the gold standard for commercial real estate professionals, including appraisers, asset managers, brokers, developers, investors, lenders, and other allied professionals. CCIMs complete a rigorous program of advanced coursework and training in financial and market analysis, and demonstrate extensive experience in the commercial real estate industry.

The Value of a CCIM

Above all, the CCIM designation represents proven expertise in financial, market, user, and investment analysis, as well as negotiations. With this real-world education, CCIMs help you:

- ✓ Minimize your risk
- ✓ Maximize the return on your investment
- ✓ Optimize the value of your real estate
- ✓ Make better informed decisions
- ✓ Develop a comprehensive commercial real estate strategy

Who Earns the CCIM Designation?

Any commercial real estate professional is eligible to enroll in designation courses. At any time, you may become a candidate and continue your journey to earn this distinction, which includes a portfolio of qualifying experience and a comprehensive exam. Interested in becoming a CCIM designee? [Learn more about the designation program.](#)

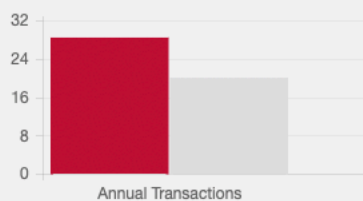
10%

Less than 10% of commercial real estate professionals are CCIMs.



42%

CCIMs average 42% more transactions annually than a typical brokerage specialist.



67%

of CCIM designees hold the title of owner, partner, principal, president, vice president, or broker.

