

# 2270 Cleveland Ave

FORT MYERS, FL 33901

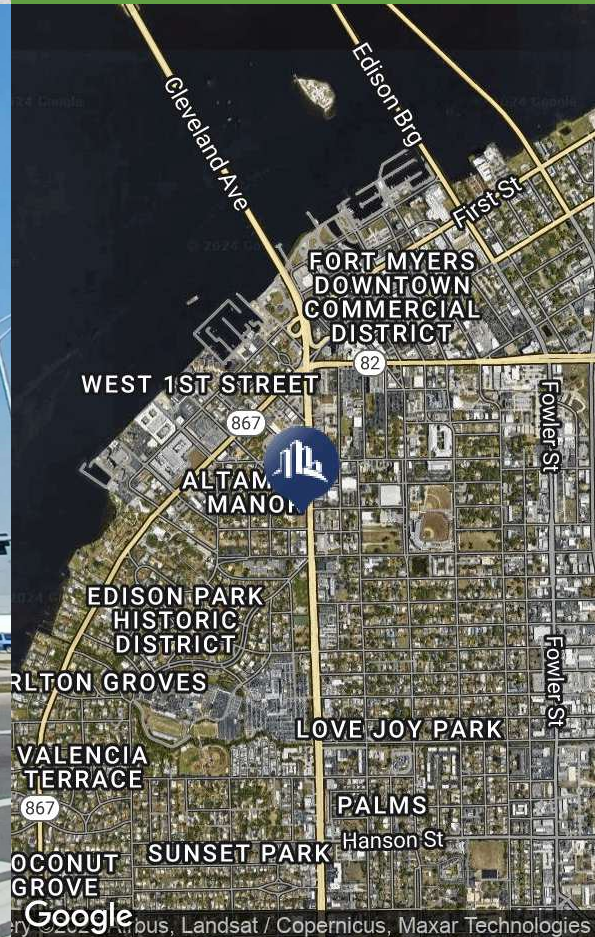
## FOR SALE

\$3,000,000  
Land



### PROPERTY FEATURES

- \$3,000,000
- 0.827 Acres
- Zoned C1 for versatile development opportunities
- Prime location in the bustling downtown Fort Myers area
- Prominent positioning for maximum visibility
- 50,000+ cars average daily traffic



**Theresa Blauch-Mitchell, CCIM**  
1922 VICTORIA AVE STE C 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.

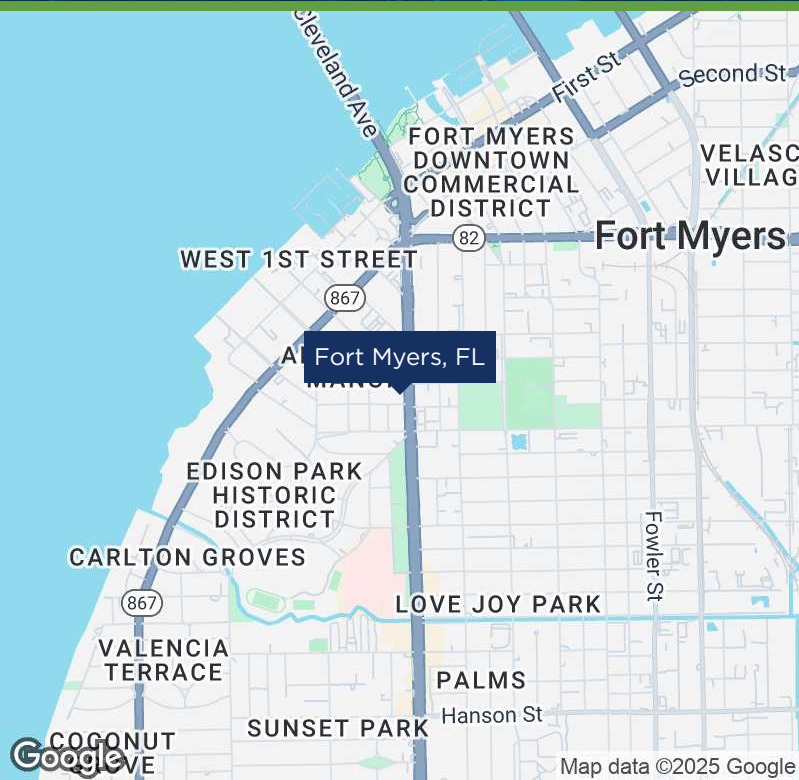


# 2270 Cleveland Ave

FORT MYERS, FL 33901

## FOR SALE

Land



### LOCATION DESCRIPTION

Discover the thriving business community surrounding this prime Fort Myers location. Situated among a dynamic mix of companies, the area is a hub for innovation and growth. In downtown Fort Myers and nearby points of interest like the popular Edison and Ford Winter Estates, prospective Office / Office Building investors can explore exciting networking opportunities and potential tenant attractions. Boasting a vibrant local culture and a variety of dining and entertainment options, the location offers the perfect blend of work and leisure, making it an appealing destination for businesses and professionals alike.



**Theresa Blauch-Mitchell, CCIM**  
1922 VICTORIA AVE STE C 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.