



3366 CLEVELAND AVE | FORT MYERS, FL 33901

HIGH-EXPOSURE RETAIL OR OFFICE BUILDING ON US-41

FOR SALE OR LEASE

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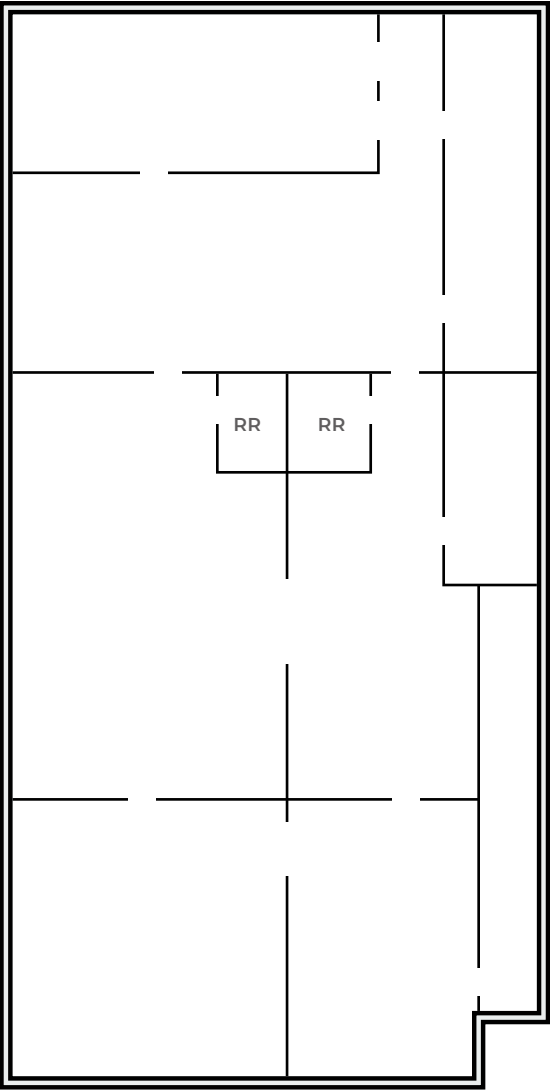
Flexible Space with Exceptional Visibility and Central Access

Take advantage of this prime commercial property with direct frontage on US-41, one of Fort Myers’ busiest corridors. Just minutes from Downtown and Colonial Boulevard, this location offers unmatched visibility and accessibility for customers and clients. The layout includes open retail or office space in the front, with ample storage in the rear, making it ideal for a range of business uses. Zoned Commercial Intensive (CI), the property allows for maximum flexibility to suit your operations. Whether you’re expanding or launching a new location, this high-traffic site is built to support your success.

PROPERTY DETAILS

SALE PRICE	\$500,000
LEASE RATE	\$12.00 PSF Gross
BUILDING SIZE	4,156± SF
PARCEL SIZE	6,734 SF
ZONING	CI (CFM)
TRAFFIC COUNT	41,400 AADT
YEAR BUILT	1966

FLOORPLAN





THE CENTRAL LOCATION PROVIDES QUICK ACCESS TO DOWNTOWN AND COLONIAL BLVD, CATERING TO BUSINESSES SEEKING A STRATEGIC PLACEMENT FOR THEIR BUSINESS.