

Office Flex Building

3364 Cleveland Ave, Fort Myers, FL 33901



Listing ID: 30463963
Status: Active
Property Type: Office For Sale
Office Type: Executive Suites, Medical
Size: 3,215 SF
Sale Price: \$415,000
Unit Price: \$129.08 PSF
Sale Terms: Cash to Seller, Other



Overview/Comments

The two story office/flex building is conveniently located on the west side of US 41/Cleveland Avenue between Colonial Boulevard and Lee Memorial Hospital.

Property consists of 3215 square feet with office space on the first floor and office/studio on the second floor. There is an entrance in the front or the back of the building. There are two parking spots plus a carport underneath in the front of the building and a 2nd carport and parking lot in the rear of the building.

Entrance to the parking in on Katherine St. which is on the south side of the property.

More Information Online

<http://ftmyerscommercial.catalist.com/listing/30463963>

QR Code

Scan this image with your mobile device:



General Information

Tax ID/APN:	264424P30140B0030	Gross Building Area:	3,215 SF
Office Type:	Executive Suites, Medical, Mixed Use, Office Building, Research & Development	Building/Unit Size (RSF):	3,215 SF
Zoning:	OFFICE	Usable Size (USF):	3,215 SF
Property Use Type:	Investment, Vacant/Owner-User, Business	Land Area:	4,712 SF
Class of Space:	Class C	Sale Terms:	Cash to Seller, Other

Area & Location

Property Located Between:	Colonial Boulevard and SR 82	Highway Access:	Direct Access on US41 and close to I75
Property Visibility:	Excellent	Airports:	Page Field and RSW

Building Related

Total Number of Buildings:	1	Parking Type:	Surface
Number of Stories:	2	Total Parking Spaces:	10
Typical SF / Floor:	1,600 SF	Passenger Elevators:	0
Year Built:	1959	Freight Elevators:	0
Roof Type:	Flat	Sprinklers:	Dry
Construction/Siding:	Block	Heat Type:	Electricity
Parking Ratio:	10 (per 1000 SF)	Heat Source:	Central

Land Related

Zoning Description:	Office	Sewer Type:	Municipal
Water Service:	Municipal	Easements:	Pipelines, Electric Lines, Ingress/Egress, Water Rights, Utilities

Location

Address:	3364 Cleveland Ave, Fort Myers, FL 33901
County:	Lee
MSA:	Cape Coral-Fort Myers



Property Images



Two Story with Front and Back Carports



20190725_103135 (1)

Property Contacts



Pam Wittenauer, CCIM

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Online Marketing for 3364 Cleveland Ave

Fort Myers, FL 33901

For maximum exposure, we promote listings on as many websites as possible, including the wide variety of local, regional, and national sites below.



Promoted on these Websites



SWFLCA

<http://www.swflcommercialalliance.com>
A commercial information exchange (CIE), serving
Southwest Florida, powered by Catylist.

Market Summary – June, 2019

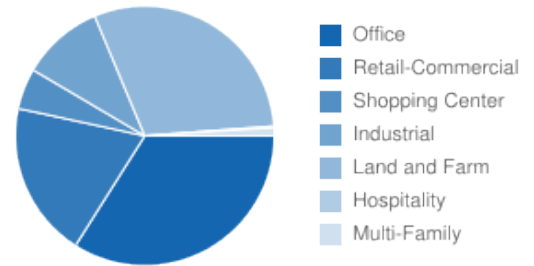
Florida

19.0 million SF
Commercial Space For Sale

17.9 million SF
Commercial Space For Lease

48,185 Acres
Land & Farm For Sale

\$5.1 billion
Total Sale Price



Current Statistics for Florida

Property Type	Listings	Asking Lease Rate	Asking Sale Price	Below List	Days on Market	Total Available
Industrial	824	\$6.85 PSF	\$53.82 PSF	12.3%	213	12.3 million SF
Office	2,739	\$16.57 PSF	\$132.95 PSF	11.2%	434	11.8 million SF
Retail-Commercial	1,564	\$15.54 PSF	\$138.51 PSF	15.4%	351	8.0 million SF
Shopping Center	409	\$10.43 PSF	\$125.98 PSF	-	-	2.2 million SF
Vacant Land	2,410	\$1.74 PSF	\$1.53 PSF	16.3%	787	2.1 billion SF
Farm/Ranch	17	-	\$0.12 PSF	-	163	53.6 million SF
Hospitality	18	-	\$190.61 PSF	-	-	193,729 SF
Multi-Family	79	-	\$74.52 PSF	4.5%	161	1.4 million SF

- **Frequency:** Statistics are compiled at the beginning of each month.
- **Reliability:** The quality of the data will vary based on many factors, including whether or not your CIE verifies the data on an ongoing basis. Statistics based on larger numbers of listings (as indicated by the "Listings" column) are generally more trustworthy.
- **Accuracy:** We make all attempts to normalize these stats, but make no guarantees about their accuracy. Outliers (extremely high or low values) are excluded from calculations.
- **Counts:** Listing and Transaction counts reflect the number of records with price and size information within valid ranges. The actual counts of all records in the CIE are larger.
- **Weighted Averages:** Price averages are weighed using the square footage available.
- **Direct:** Lease statistics are direct (exclude subleases).
- **Lease Types:** Because of discrepancies in how lease types (NNN, Gross, etc) are reported, we ignore differences in type – all types are folded together into the lease rate stats.
- **Below List:** Reflects the average percent difference between the original listed price and the final transaction price.
- **Net Absorption:** We calculate absorption using a 90 day period.
- **Locations:** We only allow filters for locations with at least 100 active listings.
- **Asking vs. Reported:** "Asking" prices are based on active listings for the chosen locale, while "Reported" prices are calculated using completed transactions as reported by CIE members.

Disclaimer: All statistics on this page have been gathered from user-loaded listings and user-reported transactions. We have not verified accuracy and make no guarantees. By using the information provided on this page, the user acknowledges that the data may contain errors or other nonconformities. You and/or your client should diligently and independently verify the specifics of the information that you are using.



Statistics courtesy of:
Southwest Florida Commercial Alliance

Demographics, Labor/Workforce, and Consumer Expenditures



3364 Cleveland Ave, Fort Myers, FL



Disclaimer: While we believe this information (via GeoLytics) to be reliable, we have not checked its accuracy and make no guarantee as to its validity. By using the information provided on this page, the user acknowledges that the data may contain errors or other nonconformities. You and/or your client should diligently and independently verify the specifics of the information that you are using.

Population

Radius:	1 mile	3 miles	5 miles
2023 Projection	17,866	86,868	222,161
2018 Estimate	15,576	75,970	197,956
2015 Estimate	14,313	69,717	184,221
2010 Census	12,933	61,021	164,111
Growth 2018-2023	14.7%	14.35%	12.23%
Growth 2015-2018	8.82%	8.97%	7.46%
Growth 2010-2015	10.67%	14.25%	12.25%

Population (Male)

Radius:	1 mile	3 miles	5 miles
2023 Projection	8,830	42,487	107,941
2018 Estimate	7,624	37,046	95,878
2015 Estimate	7,003	34,030	89,174
2010 Census	6,265	29,684	80,996
Growth 2018-2023	15.82%	14.69%	12.58%
Growth 2015-2018	8.87%	8.86%	7.52%
Growth 2010-2015	11.78%	14.64%	10.1%

Population (Female)

Radius:	1 mile	3 miles	5 miles
2023 Projection	9,036	44,381	114,220
2018 Estimate	7,952	38,924	102,078
2015 Estimate	7,310	35,687	95,047
2010 Census	6,668	31,337	83,115
Growth 2018-2023	13.63%	14.02%	11.89%
Growth 2015-2018	8.78%	9.07%	7.4%
Growth 2010-2015	9.63%	13.88%	14.36%

Population by Age (2018 Estimate)

Radius:	1 mile	3 miles	5 miles
Age 0 to 5	1,384	6,750	15,793
Age 5 to 10	1,209	5,815	13,679
Age 10 to 15	1,069	5,159	12,106
Age 15 to 20	966	4,652	10,942
Age 20 to 25	888	4,439	10,559
Age 25 to 30	882	4,401	10,623
Age 30 to 35	882	4,245	10,377
Age 35 to 40	859	4,105	10,223
Age 40 to 45	885	4,053	10,304
Age 45 to 50	941	4,195	10,920
Age 50 to 55	935	4,160	11,154
Age 55 to 60	896	4,197	11,397
Age 60 to 65	811	4,048	11,085
Age 65 and over	2,969	15,751	48,794
Total Population	15,576	75,970	197,956
Median Age	39.86	39.53	43.2

Radius:	1 mile	3 miles	5 miles
Age 0 to 5	9%	9%	8%
Age 5 to 10	8%	8%	7%
Age 10 to 15	7%	7%	6%
Age 15 to 20	6%	6%	6%
Age 20 to 25	6%	6%	5%
Age 25 to 30	6%	6%	5%
Age 30 to 35	6%	6%	5%
Age 35 to 40	6%	5%	5%
Age 40 to 45	6%	5%	5%
Age 45 to 50	6%	6%	6%
Age 50 to 55	6%	5%	6%
Age 55 to 60	6%	6%	6%
Age 60 to 65	5%	5%	6%
Age 65 and over	19%	21%	25%

Median Age (Male)

Radius:	1 mile	3 miles	5 miles
2010 Census	37.41	38.35	41.99

Median Age (Female)

Radius:	1 mile	3 miles	5 miles
2010 Census	39.37	40.2	43.96

High School Graduates Age 25+ by Educational Attainment (2018 Estimate)

Radius:	1 mile	3 miles	5 miles
High School Graduate (or GED)	3,069	14,631	39,779
Some College, No Degree	1,689	9,629	29,472
Associate or Bachelor's Degree	406	2,818	8,015
Master's Degree	421	2,068	5,637
Professional School Degree	316	1,142	2,841
Doctorate Degree	55	306	1,089
Total High School Graduates Age 25+	5,956	30,594	86,833

Radius:	1 mile	3 miles	5 miles
High School Graduate (or GED)	52%	48%	46%
Some College, No Degree	28%	31%	34%
Associate or Bachelor's Degree	7%	9%	9%
Master's Degree	7%	7%	6%
Professional School Degree	5%	4%	3%
Doctorate Degree	1%	1%	1%








































Households

Radius:	1 mile	3 miles	5 miles
2023 Projection	7,616	35,567	91,774
2018 Estimate	6,682	31,308	82,560
2015 Estimate	6,173	28,871	77,334
2010 Census	5,567	25,369	69,435
Growth 2018-2023	13.98%	13.6%	11.16%
Growth 2015-2018	8.25%	8.44%	6.76%
Growth 2010-2015	10.89%	13.8%	11.38%

Average Household Size

Radius:	1 mile	3 miles	5 miles
2023 Projection	2.3	2.43	2.43
2018 Estimate	2.29	2.43	2.43
2015 Estimate	2.31	2.42	2.41
2010 Census	2.29	2.4	2.39
Growth 2018-2023	0.08%	-0.04%	-0.02%
Growth 2015-2018	-0.53%	0.38%	0.8%
Growth 2010-2015	0.81%	0.72%	0.82%

Households by Household Type and Size and Presence of Children (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Family Households	3,436	18,377	49,997	Family Households			
Married-couple family	1,901	11,000	33,693	Married-couple family			
With own children under 18 years	763	3,772	10,398	With own children under 18 years			
No own children under 18 years	1,138	7,228	23,295	No own children under 18 years			
Male Householder: no wife present	411	1,777	4,516	Male Householder: no wife present			
With own children under 18 years	198	855	2,131	With own children under 18 years			
No own children under 18 years	213	922	2,385	No own children under 18 years			
Female Householder: no husband present	1,124	5,600	11,788	Female Householder: no husband present			
With own children under 18 years	705	3,456	6,724	With own children under 18 years			
No own children under 18 years	419	2,144	5,064	No own children under 18 years			
Nonfamily Households	3,246	12,931	32,563	Nonfamily Households			
1 Person households	2,538	10,032	25,472	1 Person households			
2+ Unrelated people	708	2,899	7,091	2+ Unrelated people			
Total Households	6,682	31,308	82,560				

Households by Household Income (2018 Estimate)

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	2,474	10,599	22,858
\$25,000 to \$49,999	1,935	8,981	24,700
\$50,000 to \$74,999	1,179	5,009	15,107
\$75,000 to \$99,999	516	2,811	9,084
\$100,000 to \$124,999	184	1,434	4,466
\$125,000 to \$149,999	210	996	2,412
\$150,000 to \$199,999	69	638	1,839
\$200,000 or more	115	840	2,094
Total Households	6,682	31,308	82,560
Average Household Income	\$46,540.58	\$51,971.18	\$55,016.79
Median Household Income	\$36,519.87	\$42,516.17	\$46,793.12

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	37%	34%	28%
\$25,000 to \$49,999	29%	29%	30%
\$50,000 to \$74,999	18%	16%	18%
\$75,000 to \$99,999	8%	9%	11%
\$100,000 to \$124,999	3%	5%	5%
\$125,000 to \$149,999	3%	3%	3%
\$150,000 to \$199,999	1%	2%	2%
\$200,000 or more	2%	3%	3%

Households by Household Income (2023 Projection)

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	2,818	12,184	25,737
\$25,000 to \$49,999	2,186	10,215	27,464
\$50,000 to \$74,999	1,355	5,685	16,749
\$75,000 to \$99,999	594	3,171	10,087
\$100,000 to \$124,999	207	1,581	4,873
\$125,000 to \$149,999	244	1,099	2,635
\$150,000 to \$199,999	81	709	1,984
\$200,000 or more	131	923	2,245
Total Households	7,616	35,567	91,774
Average Household Income	\$46,510.84	\$51,984.90	\$55,025.30
Median Household Income	\$37,341.77	\$43,247.59	\$47,384.15

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	37%	34%	28%
\$25,000 to \$49,999	29%	29%	30%
\$50,000 to \$74,999	18%	16%	18%
\$75,000 to \$99,999	8%	9%	11%
\$100,000 to \$124,999	3%	4%	5%
\$125,000 to \$149,999	3%	3%	3%
\$150,000 to \$199,999	1%	2%	2%
\$200,000 or more	2%	3%	2%













Per Capita Income

Radius:	1 mile	3 miles	5 miles
2018 Estimate	\$19,788.46	\$21,868.69	\$23,293.02
2015 Estimate	\$19,961.67	\$21,957.76	\$23,607.25
Growth 2015-2018	-0.87%	-0.41%	-1.33%


































Unemployment Rate

Radius:	1 mile	3 miles	5 miles
2018 Estimate	5.97%	4.94%	4.81%
2015 Estimate	11.74%	12.28%	11.33%
Growth 2015-2018	-49.17%	-59.76%	-57.53%













Population Age 16+ By Employment Status (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Labor Force	7,037	32,891	85,214	Labor Force	 60%	 58%	 55%
Civilian, Employed	6,626	31,308	81,172	Civilian, Employed	 57%	 55%	 53%
Civilian, Unemployed	411	1,583	4,042	Civilian, Unemployed	 4%	 3%	 3%
Not in Labor Force	4,652	24,300	68,662	Not in Labor Force	 40%	 42%	 45%
Total Population Age 16+	11,689	57,191	153,876				

Employed Civilian Population Age 16+ by Industry (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Agriculture, forestry, fishing and hunting, mining and construction	1,113	4,240	11,449	Agriculture, forestry, fishing and hunting, mining and construction	 17%	 14%	 14%
Manufacturing	167	1,087	2,764	Manufacturing	 3%	 3%	 3%
Wholesale & retail trade	1,271	5,605	13,860	Wholesale & retail trade	 19%	 18%	 17%
Transportation and warehousing, and utilities	153	899	3,355	Transportation and warehousing, and utilities	 2%	 3%	 4%
Information	99	739	1,765	Information	 1%	 2%	 2%
Finance, insurance, real estate and rental and leasing	180	797	2,821	Finance, insurance, real estate and rental and leasing	 3%	 3%	 3%
Professional, scientific, and technical services	455	3,021	8,692	Professional, scientific, and technical services	 7%	 10%	 11%
Educational, health and social services	1,771	7,164	16,557	Educational, health and social services	 27%	 23%	 20%
Arts, entertainment, recreation, accommodation and food services	568	3,808	9,296	Arts, entertainment, recreation, accommodation and food services	 9%	 12%	 11%
Other services (except public administration)	527	2,658	7,389	Other services (except public administration)	 8%	 8%	 9%
Public Administration	322	1,290	3,224	Public Administration	 5%	 4%	 4%
Total Employed Civilian Population Age 16+	6,626	31,308	81,172				

Housing Units by Tenure (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Vacant Housing Units	2,045	9,611	28,713	Vacant Housing Units	 23%	 23%	 26%
Occupied Housing Units	6,682	31,308	82,560	Occupied Housing Units	 77%	 77%	 74%
Owner-Occupied	2,601	14,950	49,618	Owner-Occupied	 30%	 37%	 45%
Renter-Occupied	4,081	16,358	32,942	Renter-Occupied	 47%	 40%	 30%
Total Housing Units	8,727	40,919	111,273				

Pam Wittenauer, CCIM

RE/MAX Realty Group

Professional Profile

Agent/Broker – Working in Commercial Real Estate Since **2009**

Pam Wittenauer purchased an investment property with a Self Directed Real Estate IRA, and teamed up with a general contractor to do the rehabbing, worked with a lenders client and sold the property at a profit. From then on she discovered her passion for real estate. She now owns commercial property in Florida and is a member of the National Association of Realtors in Florida. She is working full time pursuing her Certified Commercial Investment Member (CCIM) designation for commercial real estate and serving as a reputable buyer's agent in residential sales. Pam is actively involved in Commercial property leasing and sales in Lee and Collier County with an emphasis in retail and industrial segments. She has sold short sale and foreclosure, as well as, new construction properties in both commercial and residential. She has been involved in commercial transactions that include land, industrial, office, and retail buildings. Locally she has served as treasurer of the Commercial Investment Professionals (CIP) group in 2014 and elected to the Board for 2015. She is a Member of the Real Estate Investment Association, CCIM and Real Estate Investment Society (REIS).

Prior to Pam's real estate career she studied Business with an emphasis in retail marketing and earned her Bachelor of Science Degree at Indiana State University. She held management positions with National Chains such as The Kroger Company, Alamo Rent A Car, Thrifty Car Rental and Avis/Budget Car Rental. Previously involved in Yield, Pricing and Revenue Management, as well as, logistics for fleet transportation. Originally from Indiana and she spent 15 plus years in the Florida area where she lived in Mobile/Daphne, Alabama and also Orlando, Fort Lauderdale, Miami area and now reside in Fort Myers Florida.



Expertise

Specializations:

Buyer Representation
Leasing
Municipal Properties
Site Selection

Property Types:

Industrial
Land
Retail

Market Areas

Florida: Fort Myers-Cape Coral
Florida: Bonita Springs
Florida: Collier County
Florida: Lee County
Florida: Naples

Credentials

Designations & Certifications:

CCIM
SRA

Professional Licenses:

Real Estate Brokerage

Professional Organizations:

CCIM

Real Estate Licenses:

Florida Real Estate License: 3228228

RE/MAX Realty Group

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CREW
ICSC

Education

Bachelor, Bachelor Science Business
Indiana State University 1983

Completed Transactions

Completed Lease – Industrial in Fort Myers, FL

3520 Old Metro Pkwy
Property Subtypes: Flex Space, Free-Standing, Industrial-Business Park, Manufacturing, Mixed Use, Net Leased, Office Showroom, Truck Terminal, Warehouse/Distribution Completed: 5/10/2019
Size: 22,450 SF
Price: \$7.50 PSF (Annual)

Completed Sale – Retail-Commercial in Fort Myers, FL

14102 Palm Beach Blvd
Property Subtypes: Convenience Store Completed: 4/18/2019
Size: 1,900 SF
Price: \$240,000
Cap Rate: Undisclosed

Completed Sale – Vacant Land in Cape Coral, FL

440/442 Andalusia Blvd
Property Subtypes: Office, Retail, Retail-Pad Completed: 4/1/2019
Size: 3,250 SF
Price: Undisclosed
Cap Rate: Undisclosed

Completed Sale – Retail-Commercial in North Fort Myers, FL

895 Pondella Rd
Property Subtypes: Street Retail Completed: 9/13/2018
Size: 13,000 SF
Price: \$625,000
Cap Rate: Undisclosed

Completed Sale – Industrial in Fort Myers, FL

3520 Old Metro Pkwy
Property Subtypes: Manufacturing, Warehouse/Distribution Completed: 8/1/2018
Size: 22,451 SF
Price: \$1,600,000
Cap Rate: Undisclosed

Completed Lease – Retail-Commercial in Fort Myers, FL

10676 Colonial Blvd
Property Subtypes: Restaurant Completed: 5/31/2018
Size: 5,500 SF
Price: \$5,500 (Monthly)

Completed Lease – Industrial in Fort Myers, FL

1681 Benchmark Ave
Property Subtypes: Flex Space, Industrial-Business Park, Light Industrial Completed: 2/9/2018
Size: 1,500 SF
Price: \$8.50 PSF (Annual)

Completed Lease – Industrial in Fort Myers, FL

1681-1687 Benchmark Avenue , Unit: 115
Property Subtypes: Flex Space, Industrial-Business Park, Manufacturing, Mixed Use, Light Industrial,
Office Showroom, Warehouse/Distribution Completed: 2/7/2018
Size: 4,500 - 9,000 SF
Price: \$7.50 PSF (Annual)

Completed Lease – Industrial in Fort Myers, FL

12380 Metro Pkwy
Property Subtypes: Light Industrial Completed: 2/1/2018
Size: 4,320 SF
Price: \$8.90 PSF (Annual)
