INVESTMENT SALE RETAIL CENTER ON US 41!!

3244 - 3258 CLEVELAND AVENUE, FORT MYERS, FL 33901





ASKING PRICE: \$595,000

NOI: \$50,156.23

SUBJECT PROPERTY

RETAIL: 5 Tenant Retail Building: 7,200 SF

RESIDENTIAL HOUSE: 1950 Grace Ave: 1,284 SF

VACANT LOT: VACANT COMMERCIAL: 6,939 SF

TOTAL LAND AREA: 0.87 Acres

PROPERTY FEATURES

RETAIL CENTER: Advanced American lease expires 11/30/22. All other tenants are month-to-month.

RESIDENTIAL HOUSE: Long term tenant with month-to-month tenancy

VACANT LOT: No rental income

POTENTIAL RE-DEVELOPMENT OR OWNER/USER



2019 DEMOGRAPHICS

	I-IVIILE	3-MILE	5-MILE
TOTAL POPULATION	12,140	55,348	156,954
HOUSEHOLDS	4,931	23,361	66,389
MEDIAN AGE	40.0	38.5	43.2
AVERAGE HH INCOME	\$53,431	\$58,664	\$65,624

TRAFFIC COUNT

49, 345 AADT (Cleveland Ave 2018 FDOT)

For more information please contact:

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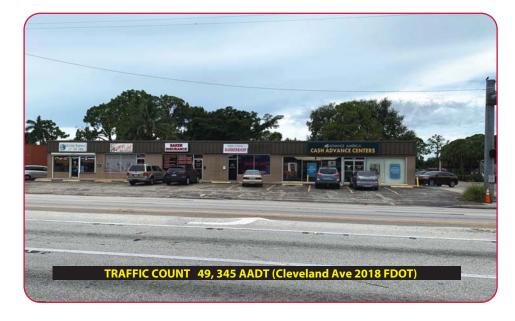
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