

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

	1-MILE	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)

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6300 Techster Boulevard, Suite 1 | Fort Myers, Florida 33966 | Lee-FL.com



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RETAIL - Intersection of US 41 & Grace Ave



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Back Parking Lot



Grace Ave

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RETAIL



Back of retail in between residential home



Passaic Ave - vacant commercial lot



1950 Grace Ave - residential month-to-month tenancy

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