

# GROUND LEASE: 1.2 Acres

## Commercial Land

14101 North Cleveland Avenue | North Fort Myers, FL 33903



### Property Highlights

- Zoning: C-1
- Frontage:  $\approx$  145 FT
- AADT: 33,500
- Current Access: Right in, Right out
- Potential Access: Cross Access with Dunkin' Donuts
- Optional: Built-To-Suit
- \*PLEASE CALL FOR ADDITIONAL INFORMATION\*

### Prepared By

#### **RICARDO A. GARCIA, MICP**

Associate, Commercial Real Estate  
(407) 403-1208  
Ricardo@JaraCRE.com  
SL 3452141, FL

#### **FRANCISCO JARAMILLO, CCIM**

Principal, Managing Broker  
(407) 683-4444  
francisco@ccim.net  
BK 3252370, FL

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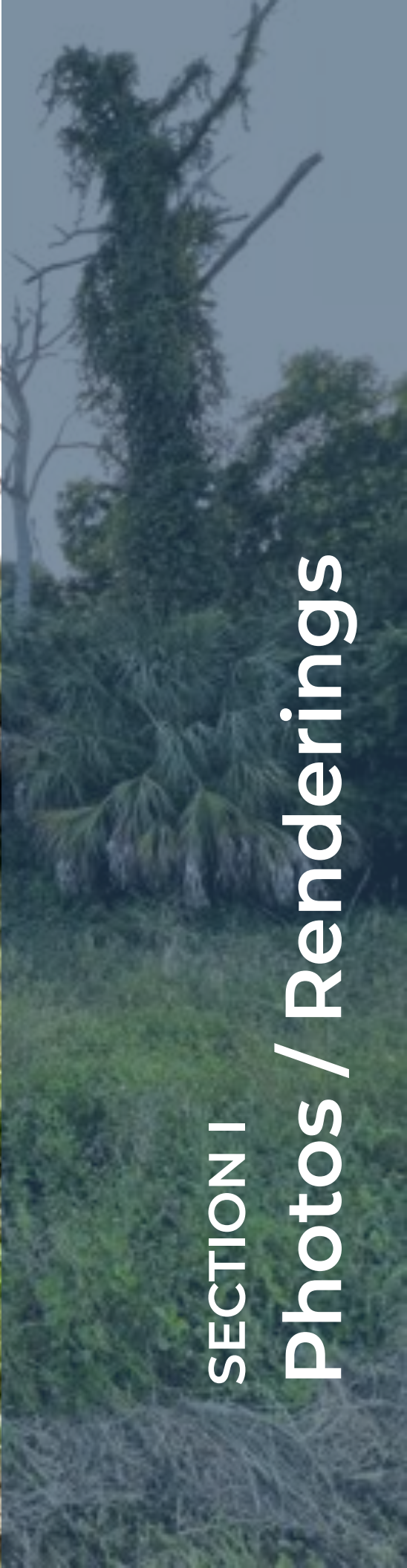
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SECTION I

Photos / Renderings

# PROPERTY PHOTOS

Commercial Land

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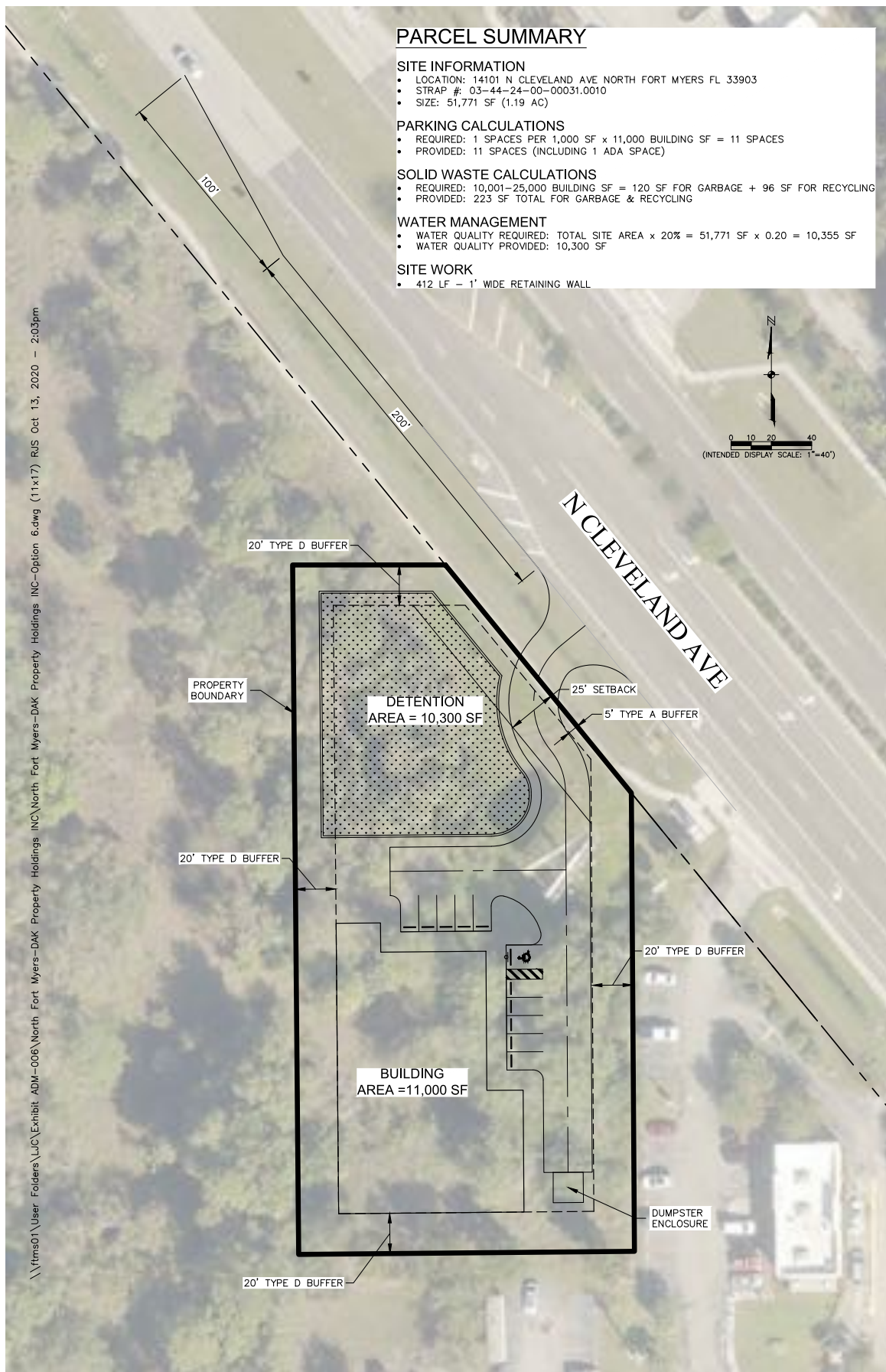


# PROPERTY PHOTOS

Commercial Land

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AVAILABLE

JARAMILLO COMMERCIAL  
Real Estate Services

407-683-4444

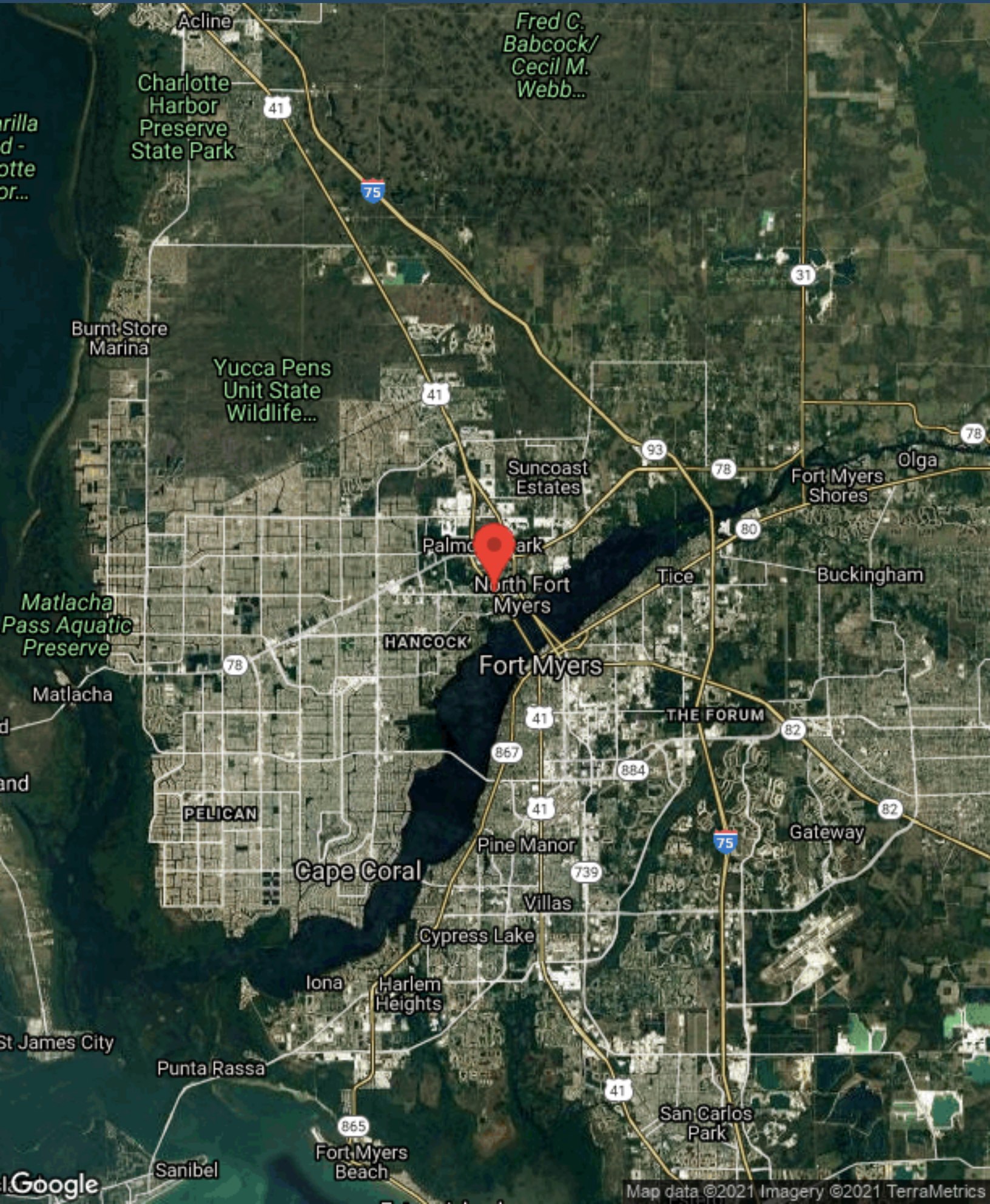
SECTION II

Maps / Demographics



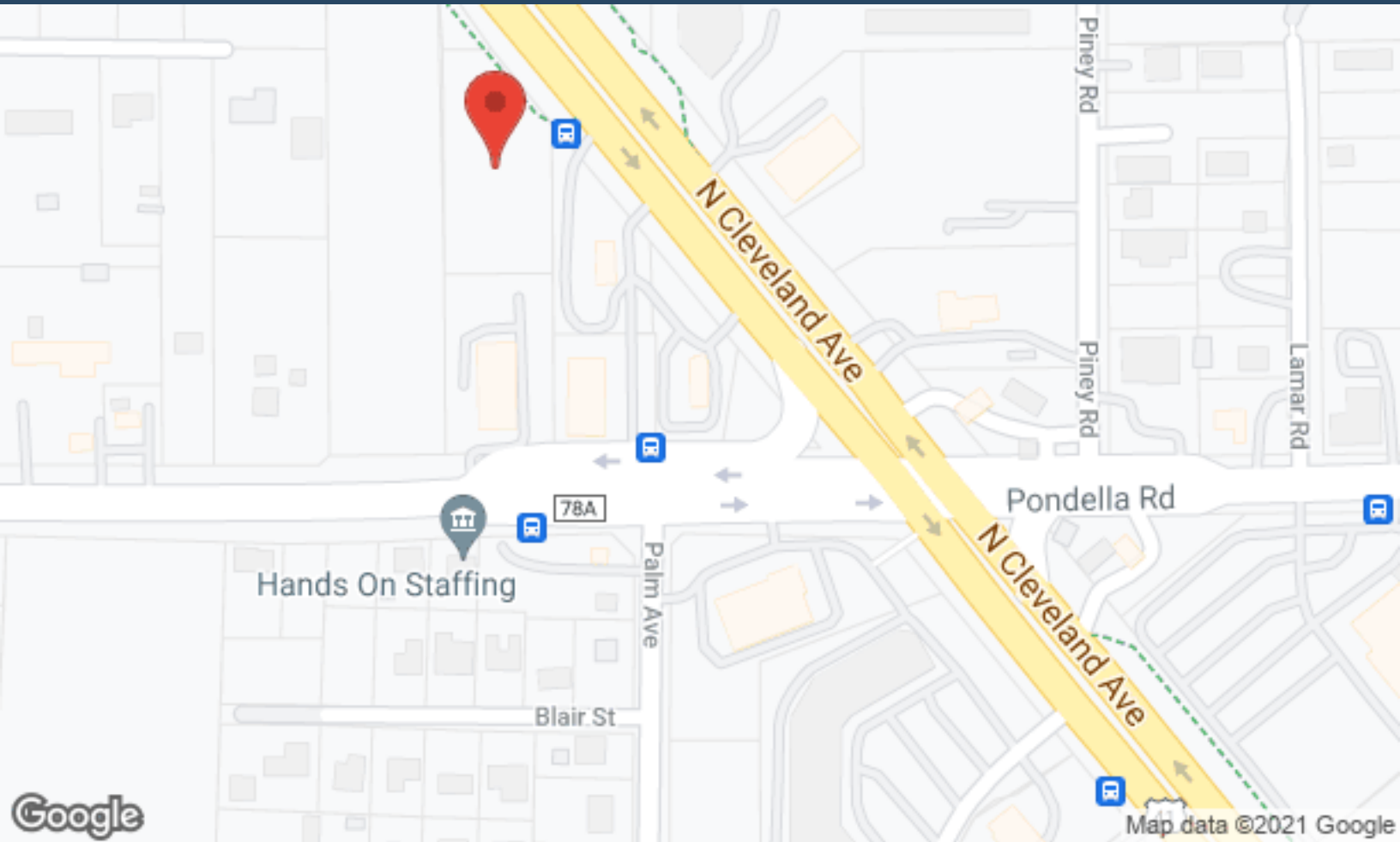
# REGIONAL MAP

Commercial Land  
14101 North Cleveland Avenue | North Fort Myers, FL 33903



# LOCATION MAP

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14101 North Cleveland Avenue | North Fort Myers, FL 33903



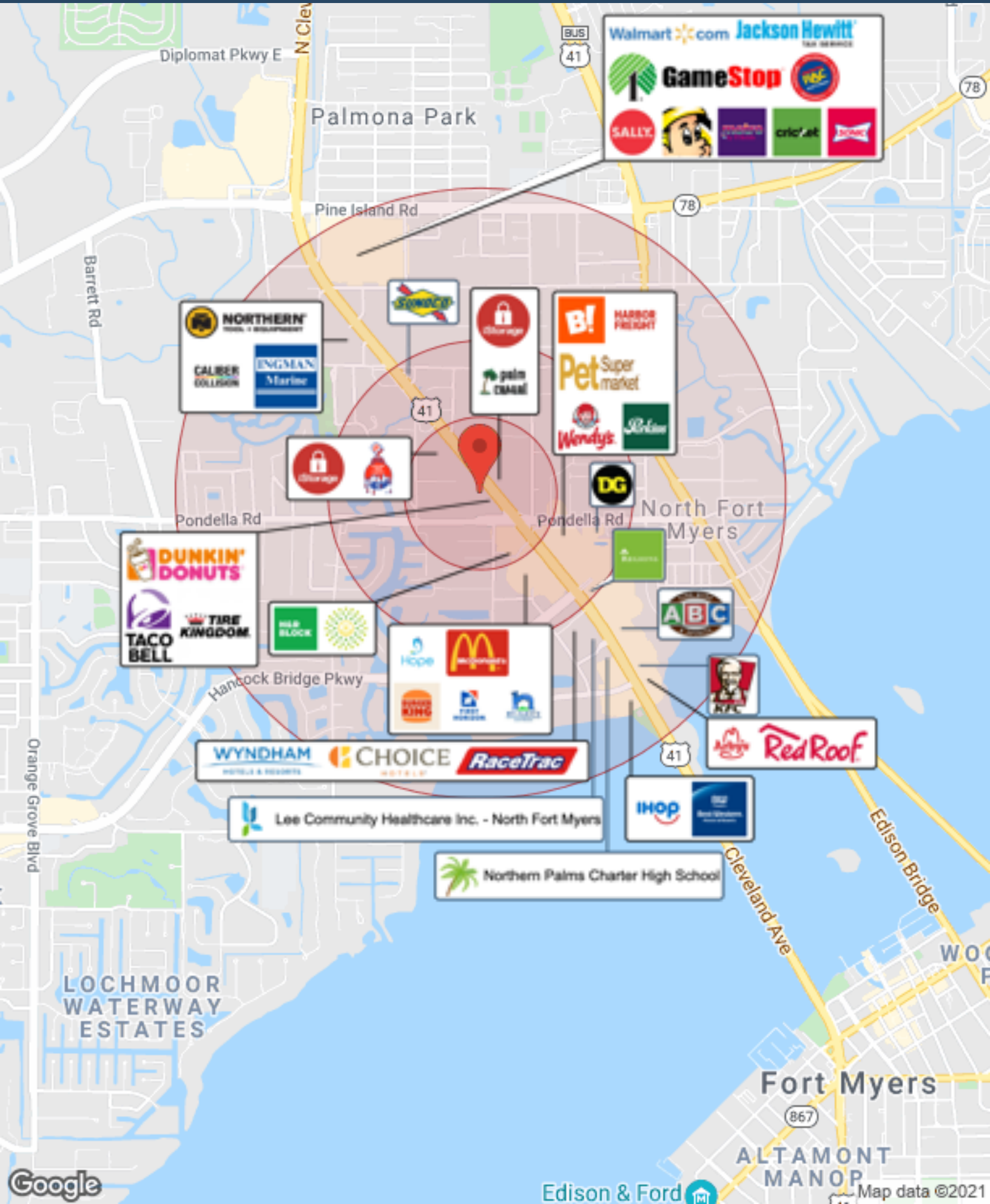
# AERIAL MAP

Commercial Land  
14101 North Cleveland Avenue | North Fort Myers, FL 33903



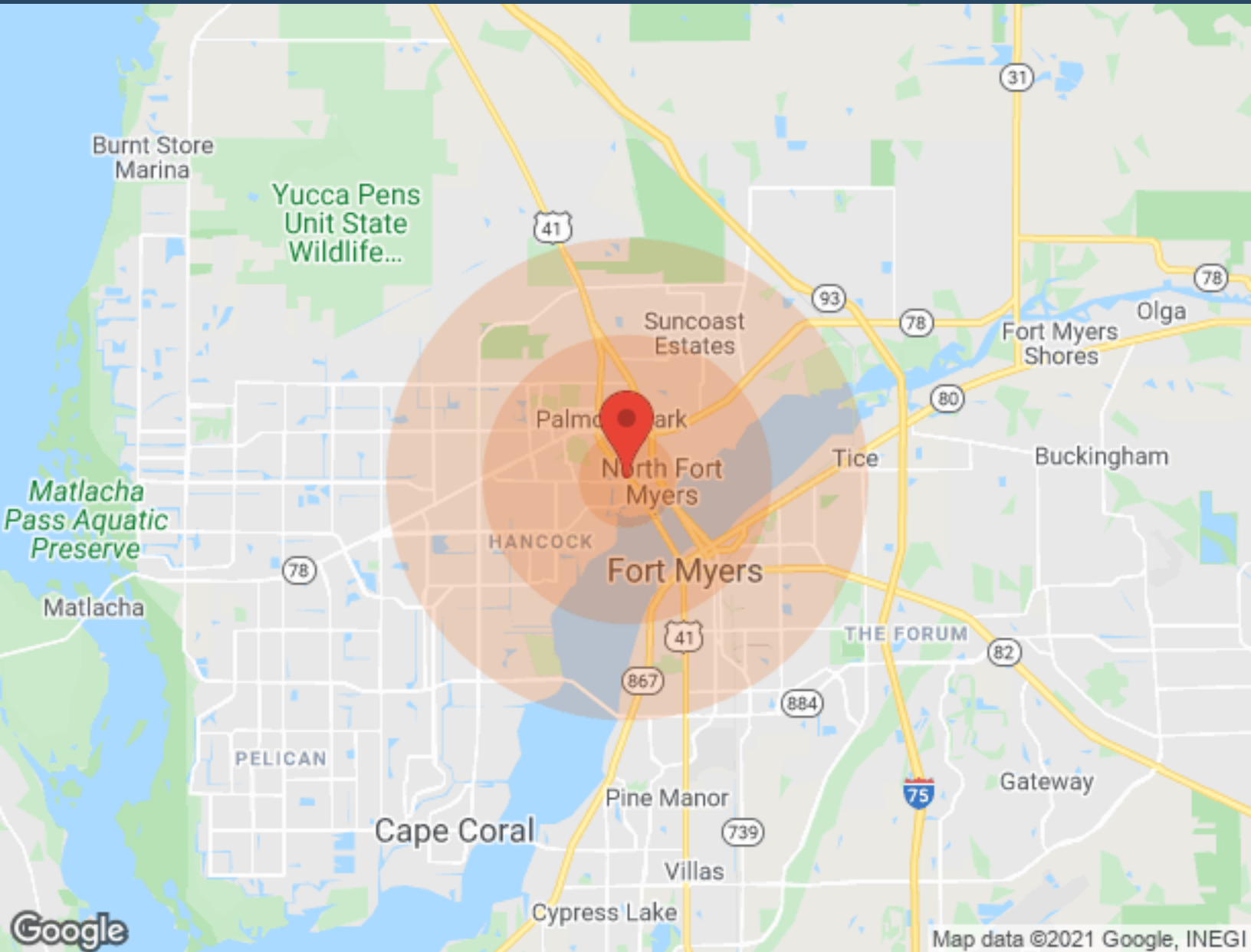
# BUSINESS MAP

Commercial Land  
14101 North Cleveland Avenue | North Fort Myers, FL 33903



# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,216	20,250	64,232
Female	1,269	22,963	69,859
Total Population	2,485	43,213	134,091
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	275	6,433	25,115
Ages 15-24	208	4,081	15,718
Ages 55-64	359	5,094	15,121
Ages 65+	802	14,787	34,636
Race	1 Mile	3 Miles	5 Miles
White	2,413	38,326	101,442
Black	2	2,734	21,538
Am In/AK Nat	N/A	47	263
Hawaiian	N/A	8	21
Hispanic	194	5,762	26,489
Multi-Racial	136	3,858	20,694

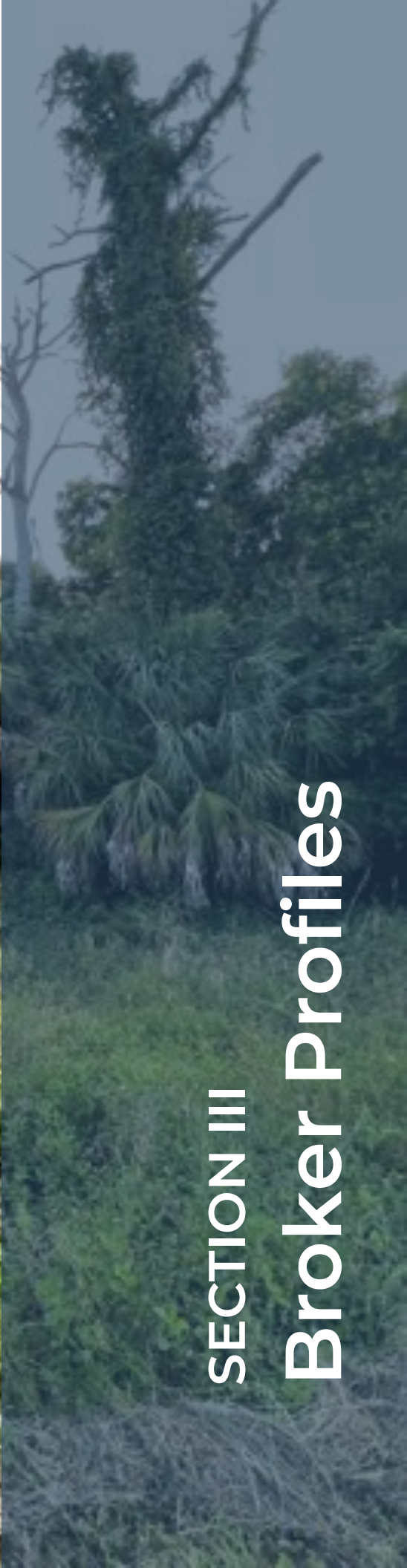
Income	1 Mile	3 Miles	5 Miles
Median	\$37,472	\$34,849	\$38,090
< \$15,000	277	3,381	8,540
\$15,000-\$24,999	131	2,955	8,239
\$25,000-\$34,999	213	3,386	8,302
\$35,000-\$49,999	207	3,337	9,222
\$50,000-\$74,999	182	3,793	10,099
\$75,000-\$99,999	171	1,623	5,728
\$10,000-\$149,999	98	966	3,680
\$150,000-\$199,999	55	343	767
> \$200,000	N/A	175	671

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,983	28,326	74,439
Occupied	1,331	20,680	56,431
Owner Occupied	891	14,095	36,109
Renter Occupied	440	6,585	20,322
Vacant	652	7,646	18,008

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SECTION III

# Broker Profiles



## **Ricardo A. Garcia, MiCP**

Associate, Commercial Real Estate

Jaramillo Commercial Real Estate | Orlando, FL

P: (407) 403-1208

Ricardo Garcia was born in San Juan, Puerto Rico, and moved to Kissimmee, Florida when he was just 2 years old. From an early age, Ricardo was exposed to commercial real estate via his family's commercial real estate holdings and management. He comes from a background of over 8 years in business administration and capitalizes on his mass communication, entrepreneurial, and marketing skills when working with his commercial real estate clients.

Ricardo attended the University of Florida and earned a bachelor's degree in business administration. His skills in mass communication, entrepreneurship, and marketing give him a unique insight into how to bargain, protect, market properties, and find the best deals for his real estate clients.

Ricardo entered the Real Estate world in order to apply his proven problem-solving skills and further develop his leadership and innovation abilities in the challenging environment that is commercial real estate investing, and he hasn't looked back.

Ricardo lives in Kissimmee, Florida. He spends his free time with family and friends, traveling, and playing fútbol.



## Francisco Jaramillo, CCIM

Principal, Managing Broker

Jaramillo Commercial Real Estate | Orlando, FL

P: (407) 683-4444

Through real estate investment services, I help investors create and accumulate wealth through the leasing, disposition, and acquisition of real estate assets. This involves all aspects from initial consultation to leasing, listing, marketing, negotiating, and selling of real estate. My services are tailored to the needs of each particular client, not a "one size fits all" approach, resulting in targeted results that maximize the results in favor of my clients. My area of focus is retail investment properties from \$1 Million to \$10 Million in the Central Florida market, including NNN single-tenant properties, landlord, and tenant representation. Through our global network of agents and our CCIM network, we can market to investors from the local area to international investors and tenants, which means more exposure to properties and finding the right properties for our clients, creating the opportunity for a faster and smoother transaction favoring my clients' terms. After leaving the military, Francisco worked for a major law firm's Project Finance Group in Washington, D.C. while attending school (not an attorney). Among other deals, he assisted in the closings of the \$338 million Suez and Port Said Power Purchase Agreements in Egypt, and a \$125 Million Power Generating Plant in the United States. Once graduated, was the Vice President of Public Relations for the National Society of Hispanic MBAs in the South Florida Chapter. He has also traveled to many different countries including Argentina, Canada, Colombia, Egypt, France, Honduras, Italy, Mexico, and Switzerland.