



Retail Space with US 41/Cleveland Frontage For Lease

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**3790 Cleveland Avenue
Fort Myers, Florida**

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This 3,800± square foot end unit fronts on Cleveland Avenue in an area of high traffic count (44,500 AADT), great retailers and is in close proximity to Edsion Mall. Property has both lighted pylon and facade signage. Access via the signalized Collier Avenue at Cleveland Avenue intersection and via full access opening directly on Cleveland Avenue.

Lease Rate: \$10.00/SF Gross

3790 Cleveland Ave, Fort Myers, Florida

LOCATION

3,850± square foot retail space with direct frontage on Cleveland Avenue, one block north of the Edison Mall. Located in an established neighborhood with many retailers in the immediate vicinity (Red Lobster, BurgerQue, Home Decor & More in addition to 100+ retailers within the mall

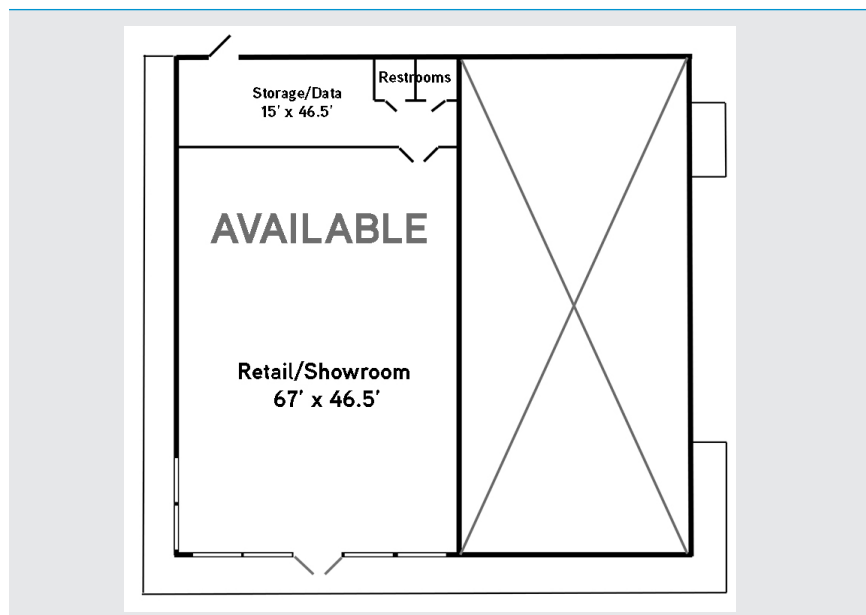
BUILDING AMENITIES

- 3,850± square foot unit
- Frontage on Cleveland Avenue with 44,500 average daily traffic count
- Full access opening on US 41
- Signalized intersections on two sides
- Space consists of 3,150± square foot retail showroom and 700± square foot storage room
- Zoned C1 - Lee County
- Close proximity to Edison Mall
- Lighted pylon signage and facade signage

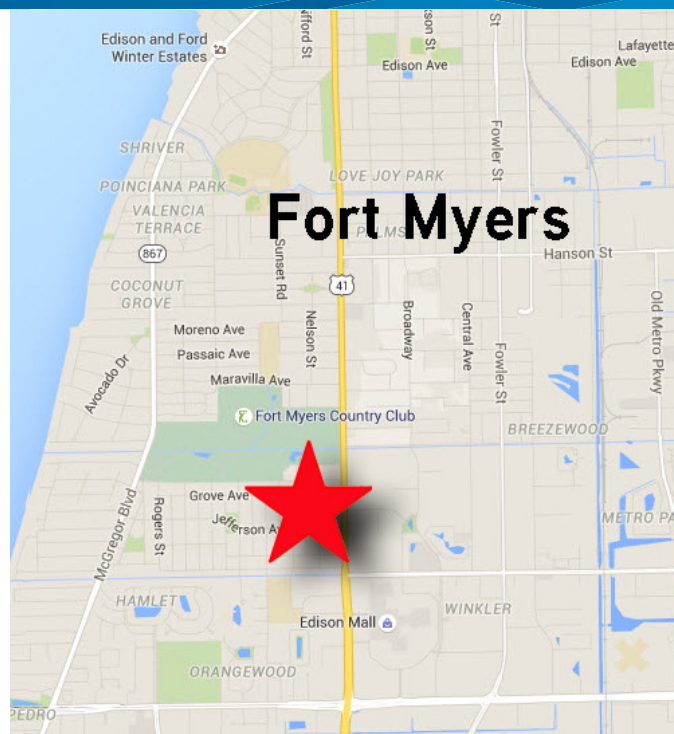
AVAILABILITIES

Suite	Available Space (SF)	Rate (per SF)
1	3,850	\$10.00 Gross

FLOOR PLAN



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