



For Lease

Miracle Plaza

4160-4224 Cleveland Ave. | N. Fort Myers | FL

Dannielle Robinson
Senior Vice President | Retail Services
+1 239 895 1052
dannielle.robinson@colliers.com



Highlights



Miracle Plaza shopping center is located on US 41/Cleveland Avenue in Fort Myers, directly across from Edison Mall. Cleveland Avenue is one of the major thoroughfares in Fort Myers, providing high exposure and easy access to all residential neighborhoods in the area.

Specifics

- 51,375 SF shopping center
- 5.94 AC lot
- Anchor tenant: David's Bridal
- Parking ratio: 4.28/1,000 SF
- Pylon sign (new concept in development for additional spaces) and building signage available
- Zoning: C1-Commercial
- 3 access points



Traffic - AADT
US 41: 46,000

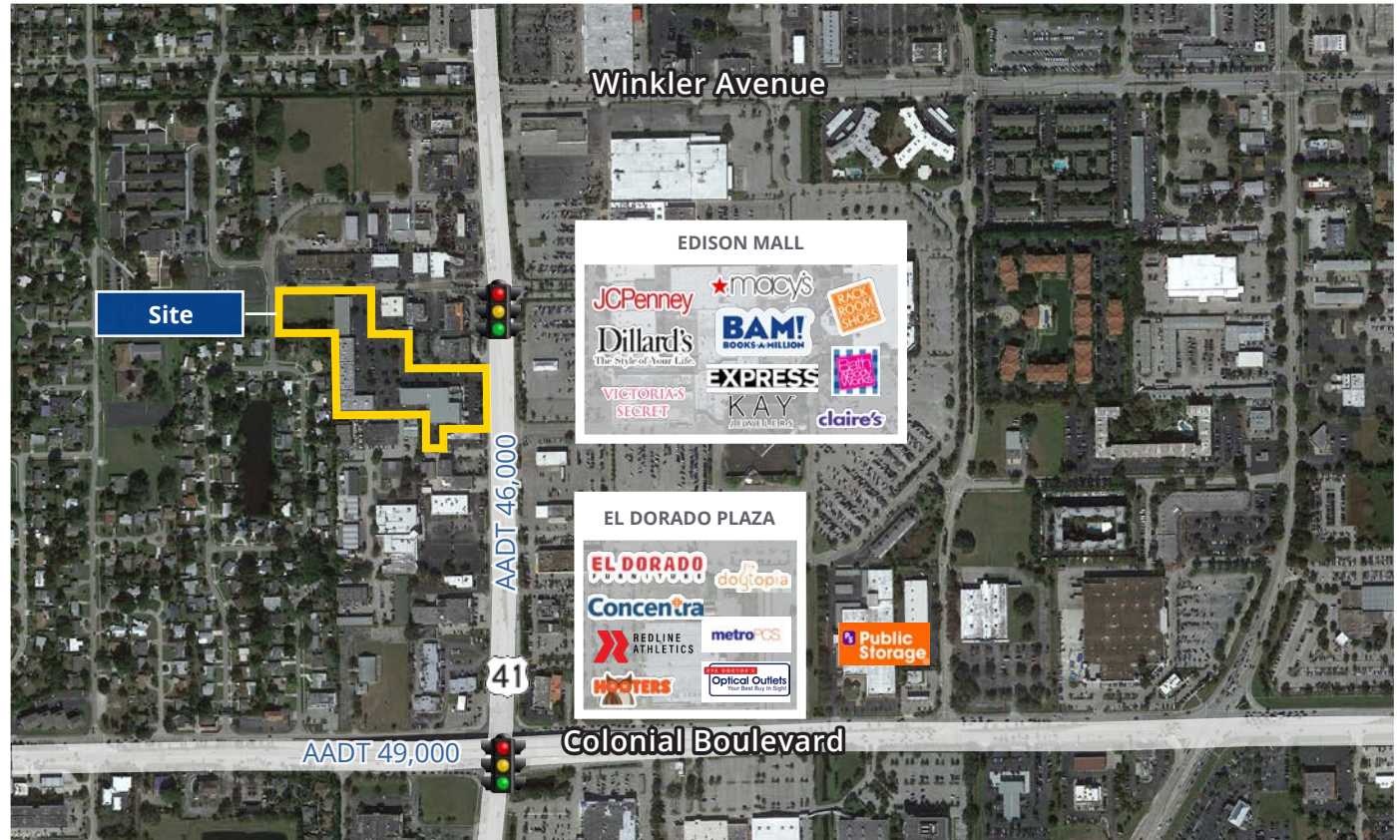
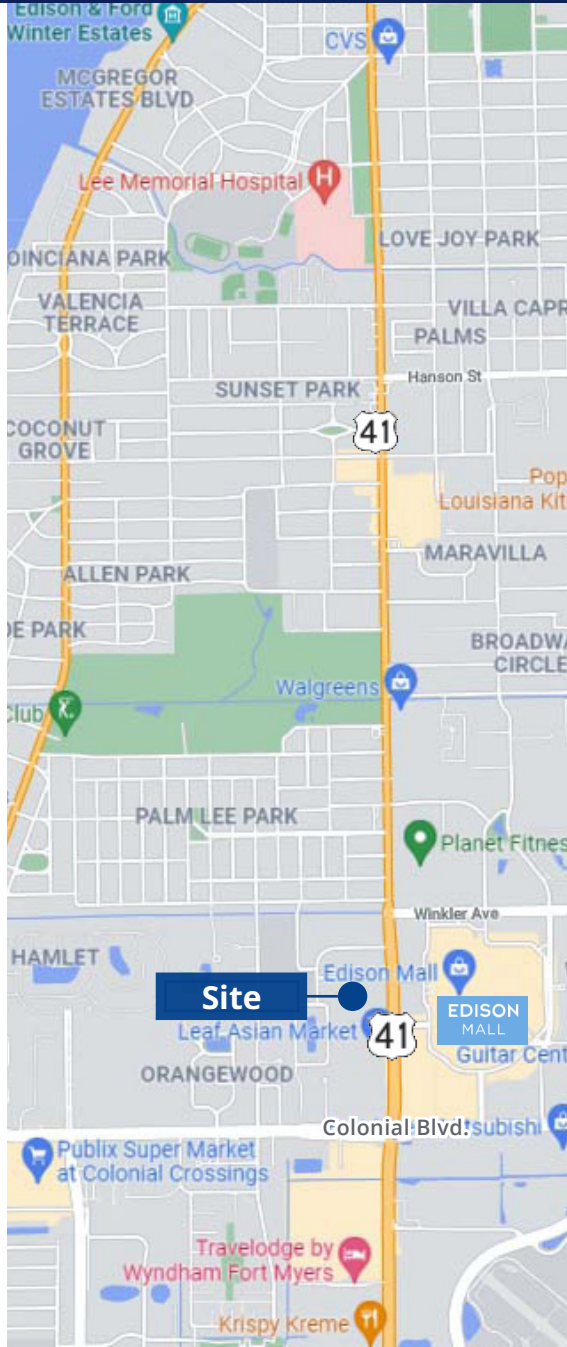
Leasing Rate Starting At:

\$16.00/SF

\$7.76/SF NNN

Location

4160-4224 Cleveland Avenue
Fort Myers, FL 33901



Demographics (2024)



Total Population
1-Mile: 10,646
3-Mile: 67,938
5-Mile: 167,167



Daytime Population
1-Mile: 16,571
3-Mile: 102,013
5-Mile: 218,574



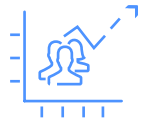
Median Age
1 Mile: 38.5
3-Mile: 40.5
5-Mile: 46.7



Households
1-Mile: 4,744
3-Mile: 29,264
5-Mile: 74,945



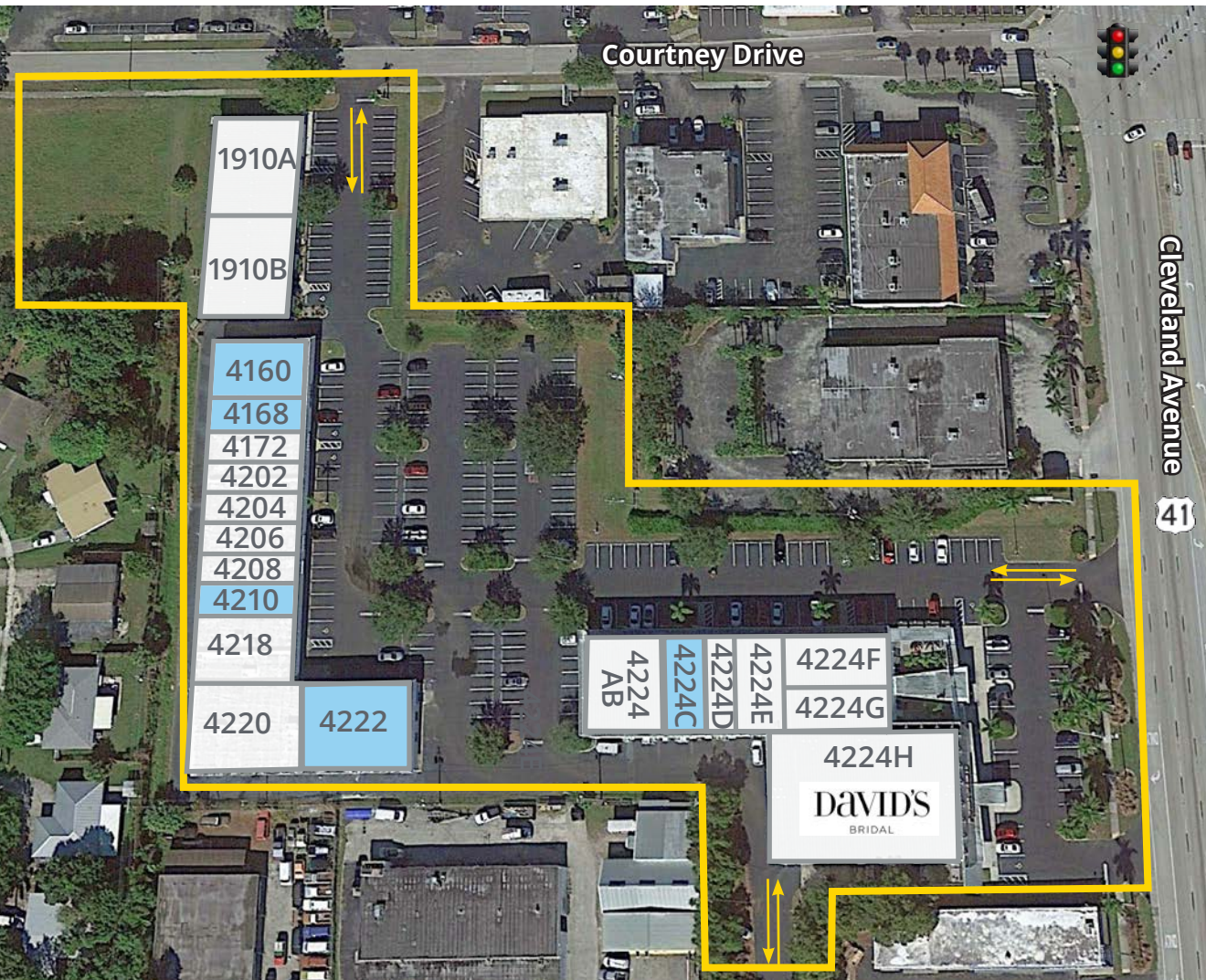
Average HH Income
1 Mile: \$78,549
3-Mile: \$89,015
5-Mile: \$96,017



Population Proj. (24-29)
1-Mile: 1.3%
3-Mile: 4.7%
5-Mile: 4.4%

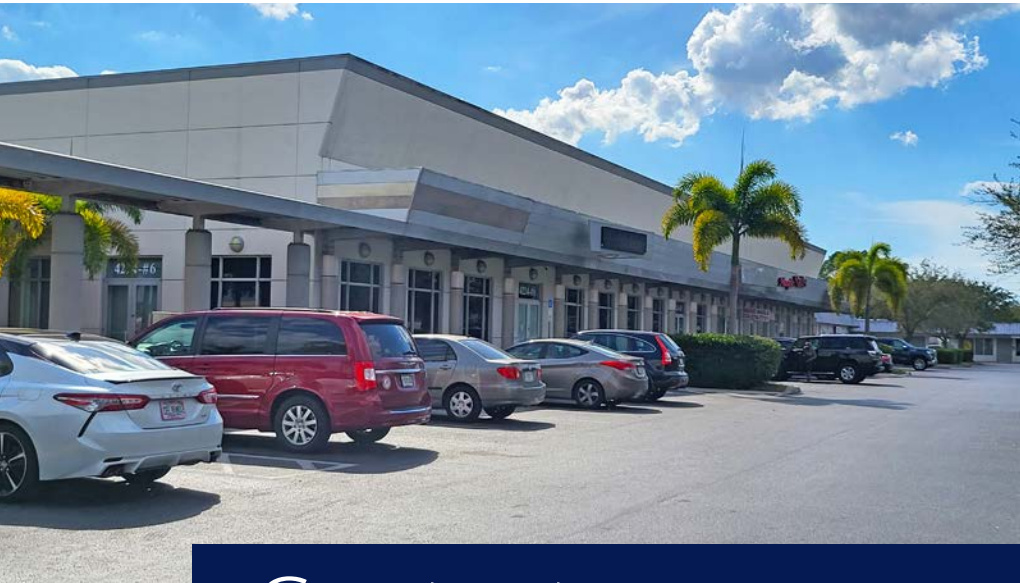
Availability

- Unit 4160: 2,880 SF - end cap
- Unit 4222: 2,388SF - end cap



Tenant Roster

| Unit | Tenant | Size (SF) |
|---------|-----------------------------------|-----------|
| 4160 | Available | 2,880 |
| 4168 | Available | 1,920 |
| 4172 | Beauty Concepts Salon, LLC | 960 |
| 4202 | Starlight Pole Fitness | 960 |
| 4204 | Stellar Records | 960 |
| 4206 | Ohana Hawaiian Shaved Ice | 960 |
| 4208 | Izabella Hair & Beauty Salon | 960 |
| 4210 | Available | 960 |
| 4218 | Muay Thai Sports Gym | 2,900 |
| 4220 | SJC Boxing | 4,900 |
| 4222 | Available | 2,388 |
| 1910A | New Edison Food | 4,550 |
| 1910B | Iglesia De Dios | 4,550 |
| 4224 AB | Event Center | 2,650 |
| 4224 C | Available | 1,350 |
| 4224 D | Magic Nails | 970 |
| 4224 E | Juliana's Nail Supply | 1,305 |
| 4224 F | Royal Arcade | 2,650 |
| 4224 G | The Garden of Eden Adult Day Care | 2,602 |
| 4224 H | David's Bridal | 10,000 |
| Total | | 51,375 |



Contact

Dannielle Robinson

Senior Vice President | Retail Services

P: 239 895 1052

dannielle.robinson@colliers.com

Colliers Top 25 West & Central FL Brokers (2024)

Fabienne Porter

Senior Client Service Specialist

+1 727 450 6961

fabienne.porter@colliers.com



View All Listings



12800 University Drive | Suite 400

Fort Myers, FL 33907

P: +1 239 418 0300

colliers.com/southwestflorida

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). ©2025. This communication is not intended to cause or induce breach of an existing listing agreement. All rights reserved. Colliers International Florida, LLC.