

FOR LEASE - Retail Space

12001/12011 S Cleveland Avenue | Trailwinds Plaza

Fort Myers, FL 33907



OFFERING SUMMARY

Available SF: Suites 3 & 4: 5,640 SF

Estimated CAM: \$3.09 PSF

Lease Rate: \$13.75 SF/yr (NNN)

Lot Size: 3.52 Acres

Year Built: 1984

Building Size: 41,040 SF

Zoning: C-1A

Market:

PROPERTY OVERVIEW

The subject property is a large open retail space located in central Fort Myers. It is perfect for a call center, community center, gym, furniture showroom or an appliance store. Plaza has pylon and building signage with great visibility from US 41 will attract any potential customers attention and plenty of parking available.

PROPERTY HIGHLIGHTS

- Pylon & Building Signage
- US 41 Exposure
- Great Location
- Additional Parking In The Back
- Large Open Space

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Managing Director

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Catherine Coval

Associate Advisor

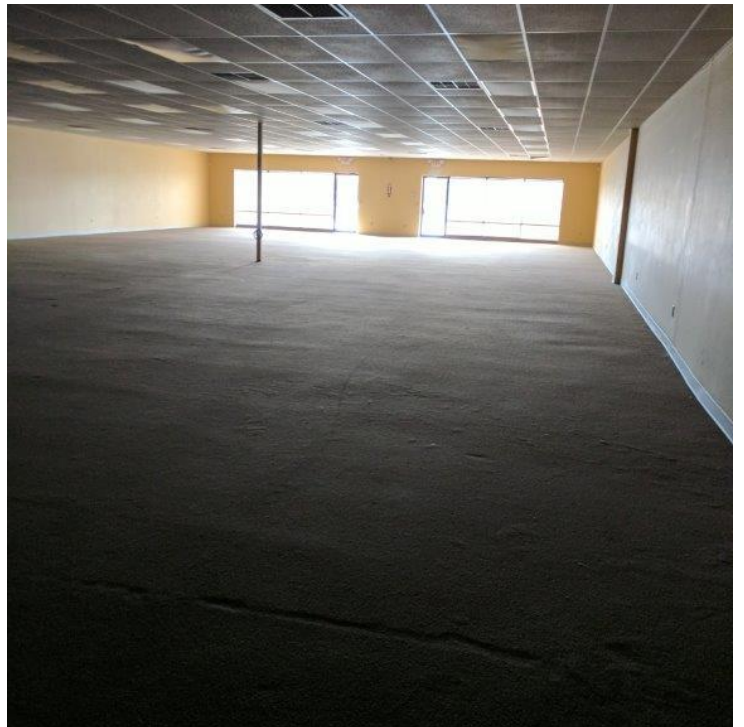
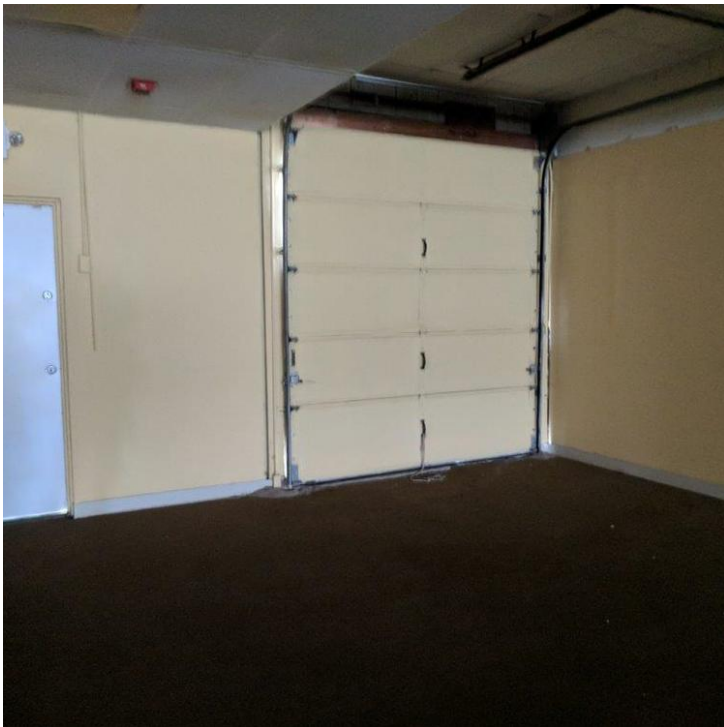
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Trailwinds Plaza



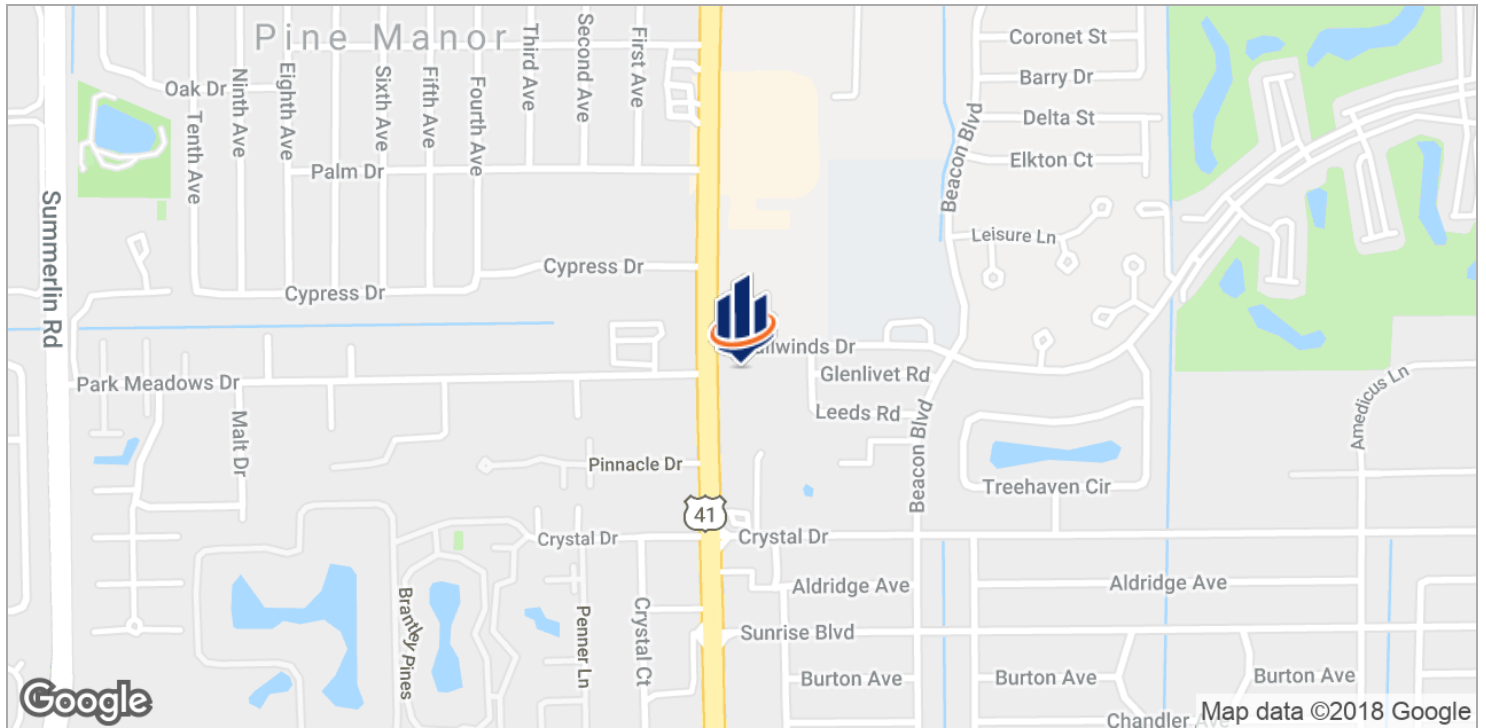
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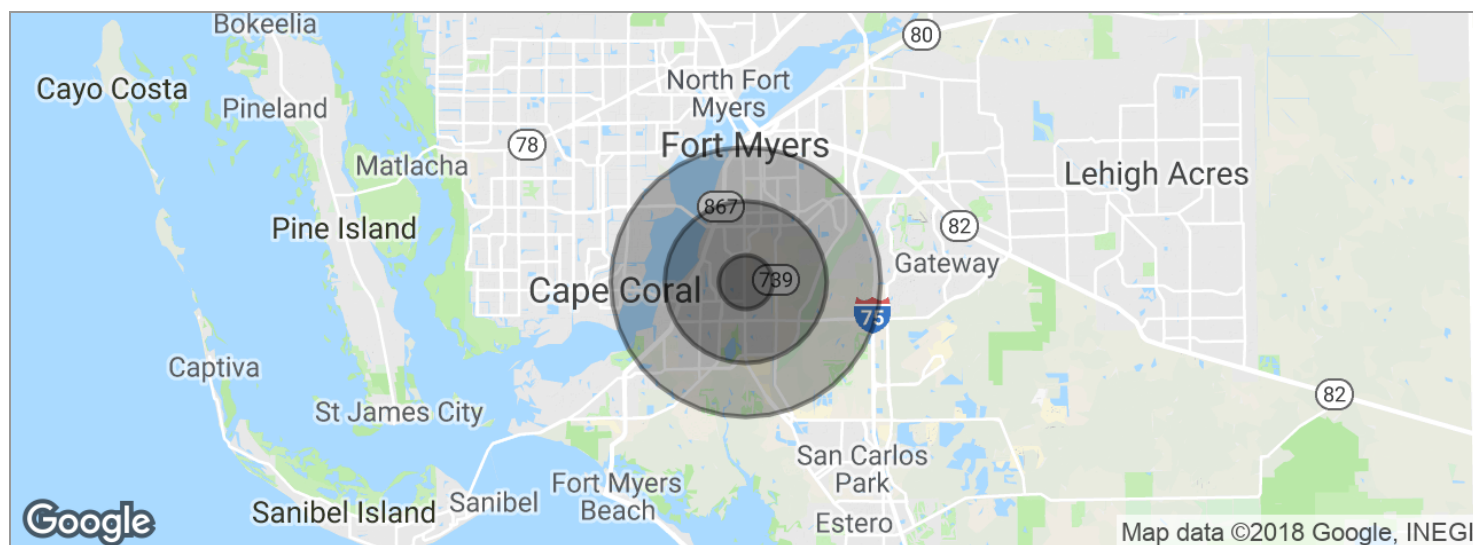
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,909	58,584	117,272
Median age	42.2	46.2	46.6
Median age [Male]	38.8	44.1	45.5
Median age [Female]	45.3	47.8	47.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,360	27,090	53,211
# of persons per HH	2.3	2.2	2.2
Average HH income	\$56,402	\$66,629	\$73,175
Average house value	\$197,236	\$241,662	\$275,128

* Demographic data derived from 2010 US Census

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