



**CUSHMAN &  
WAKEFIELD**

**COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA**

FOR LEASE

**13991 N Cleveland Ave**

**North Fort Myers, FL 33903**



Cushman & Wakefield | Commercial Property Southwest Florida is pleased to present the leasing of 13991 N Cleveland Avenue. The property benefits from a high-visibility position at the signalized intersection of US-41 and Pondella Road. The surrounding area is a strong mix of residential (mostly single-family) neighborhoods, with many types of commercial businesses along the traffic corridors.

## Property Highlights

- **Over 60,000 Vehicles Per Day at signalized intersection of US-41 and Pondella Road**
- **Close to numerous residential neighborhoods**
- **Pylon Signage**
- **Drive-Through**
- **Bus Line**

## Property Details

Address	13991 N Cleveland Ave North Fort Myers, FL 33903
Lease Rate	\$15.00 NNN
CAM Rate	TBA
Zoning	CPD
Building Size	± 10,880 SF
Parking Spaces	61 Surface
Parking Ratio	6.1/1,000 sf
Frontage	North Cleveland Ave
Year Built	2004
Submarket	Cape Coral
Parcel #	11-44-24-00-00017.0030

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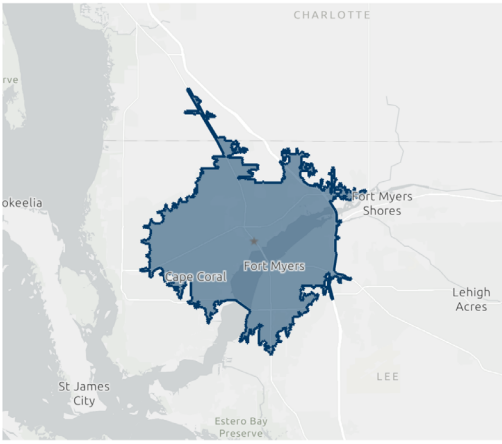


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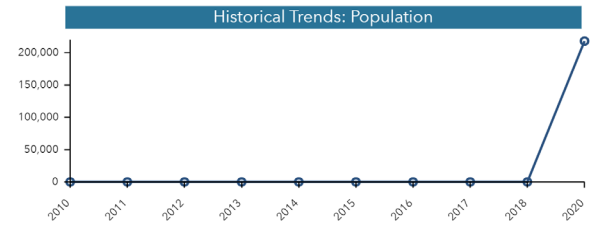
# POPULATION TRENDS AND KEY INDICATORS

13991 N Cleveland Ave, North Fort Myers, Florida, 33903

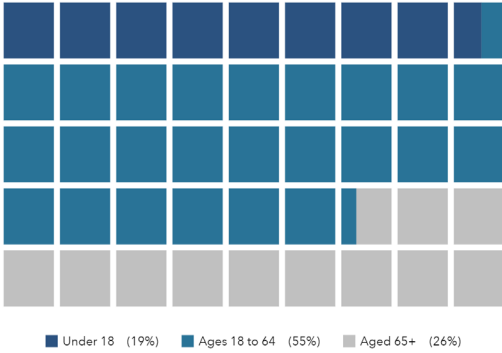


<b>217,747</b>	<b>89,916</b>	<b>2.39</b>	<b>44.8</b>	<b>\$53,762</b>	<b>\$266,882</b>	<b>70</b>	<b>N/A</b>	<b>75</b>
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

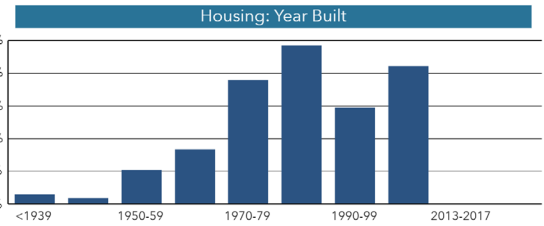
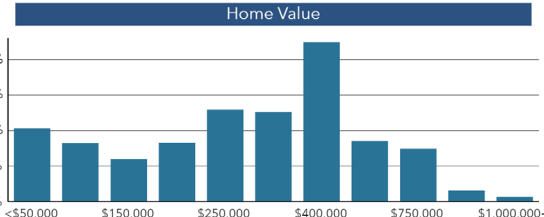
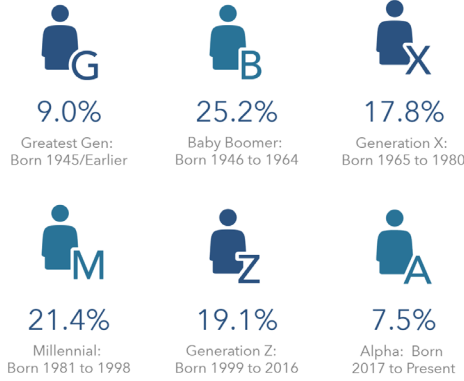
## MORTGAGE INDICATORS



## POPULATION BY AGE

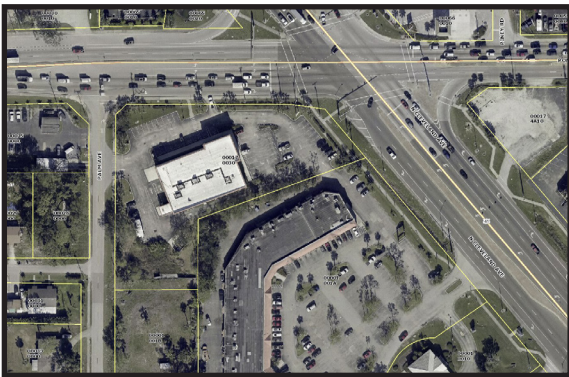


## POPULATION BY GENERATION



This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2014-2018, 2020, 2025. © 2021 Esri

Unit	Size (SF)	Lease Rate	CAM (PSF)	Monthly Total
Entire Building	10,880 SF	\$15.00 NNN	\$ TBA	\$13,600



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