



PROFESSIONAL/MEDICAL OFFICE BUILDING

2665 CLEVELAND AVENUE
FORT MYERS, FL 33901

FOR LEASE



1,089-22,052 SF



PROFESSIONAL/MEDICAL OFFICE FOR LEASE



\$13.00 PSF GROSS

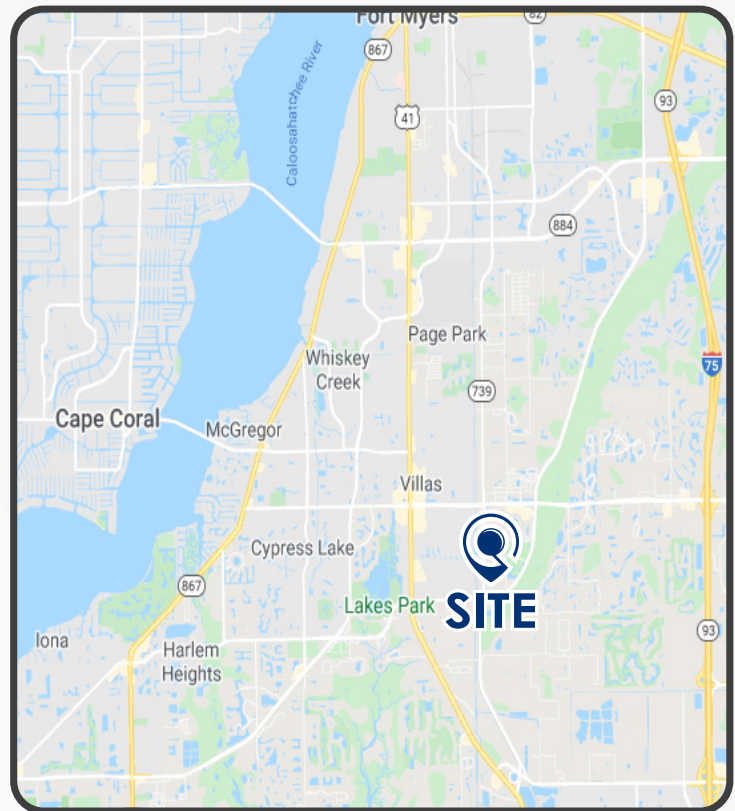
PROPERTY INFORMATION

Lease Rate:	\$13.00 PSF Gross
Min Size Available:	1,089 SF
Max Size Available:	22,052 SF
Total GLA:	22,052 SF
Built:	1969
Zoning:	C-1 (Commercial)
Cleveland Avenue AADT:	51,500 CPD
Parking Spaces:	4/1,000

- Directly across the street from Lee Memorial Hospital
- Located directly on US-41 for easy access/high visibility
- Great location for medical or professional office
- Four-way traffic light

DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Total Population	9,141	53,992	155,826
2025 Increase	2.5%	1.9%	1.9%
Avg HH Income	\$69,380	\$60,303	\$62,745
# Households	3,648	23,133	65,130
# Employees	9,961	47,920	99,512

(Applied Geographic Solutions 2020)



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