FOR LEASE Pinebrook Park

12995 S Cleveland Ave. Fort Myers, FL 33907



Pinebrook Park is a prime US-41 Commercial Park. There is a great tenant mix of retail, office and medical users and the park is anchored by Outback Steakhouse. The location provides excellent freeway visibility and the highest traffic counts in all of Lee County. There are multiple access points into the park: US-41, Big Pine Way and Austin Street. Pinebrook Park is also equipped with electronic billboard signage.

Property Highlights

| Address | 12995 S Cleveland Ave. Fort Myers, FL 33907 |
|---------------------|--|
| Year Built | 1980 |
| CAM | \$7.66/ SF |
| Total Bldg. SF | 133,624 SF |
| Available SF | 518-3,146 SF |
| Parking | 3.91/1,000 SF |
| Zoning | C-1 |
| Signage | Electronic Billboard |
| Available Units | 7 |
| Total Units | 120 |
| Freeway Frontage | 812' |



COMMERCIAL PROPERTY SOUTHWEST FLORIDA

CUSHMAN & WAKEFIELD

518-3,146 SF Office/Retail Space Lease Rate: \$9.00-\$35.00/SF Available Units

| Suite Number | Square Footage | Base Rent NNN | CAM / SF | Total (No Sales Tax Included) | |
|-----------------------|---------------------|-----------------|-------------------------------|-------------------------------|--|
| 106* | 650 SF | \$15.00 / SF | \$7.66 | \$1,227.42 | |
| 133 | 2,224 SF | \$35.00 / SF | \$7.66 | \$7,906.32 | |
| 143 | 3,146 SF | \$25.00 / SF | \$7.66 | \$8,562.36 | |
| 153 | 591 SF | \$15.00 / SF | \$7.66 | \$1,116.01 | |
| 215 | 587 SF | \$9.00 / SF | \$7.66 | \$814.95 | |
| *Available 07/01/2024 | 1 | | | | |
| Suite Nur | nber Square Footage | e Base Rent FSG | Total (No Sales Tax Included) | | |
| PBS 38 | * 518 SF | \$650 MO | | \$650.00 | |
| PBS 30 | * 518 SF | \$650 MO | | \$650.00 | |
| *** | / | | | | |

*Available 09/01/2024



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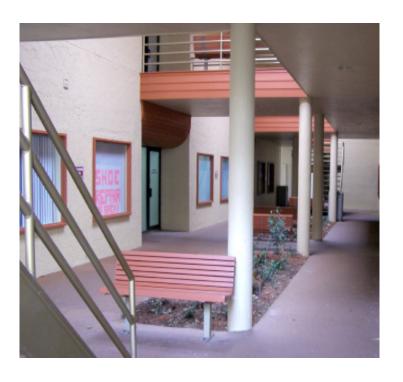


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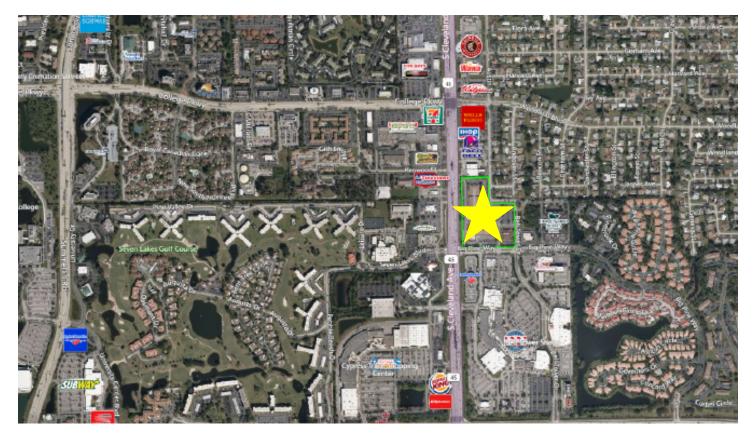
5220 Summerlin Commons Blvd. Suite 500 Fort Myers, FL 33907 239 489 3600 www.cpswfl.com

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Aerial / Location Map



Demographics

| | 1 Mile | 3 Mile | 5 Mile |
|----------------|----------|----------|----------|
| Population | 9,853 | 68,935 | 152,584 |
| AVG. HH Income | \$62,514 | \$57,961 | \$59,628 |
| Households | 5,074 | 32,628 | 68,937 |

Traffic Counts

S Cleveland Ave College Pkwy 59,392 AADT 58,378 AADT



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