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

Gary Tasman
CEO & Principal Broker
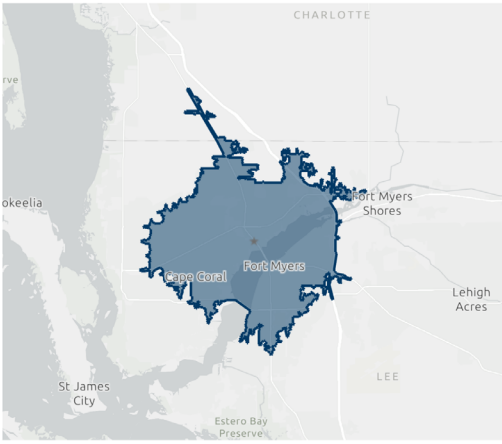+1 239 489 3600
gtasman@cpswfl.com

Lane Boy
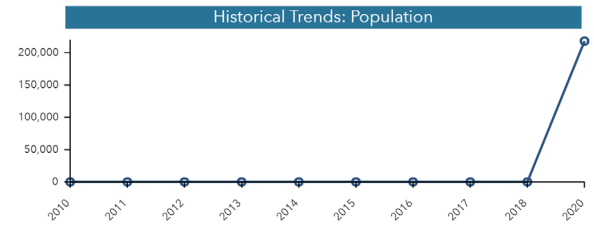Executive Director
+1 239 489 3600
lboy@cpswfl.com

POPULATION TRENDS AND KEY INDICATORS
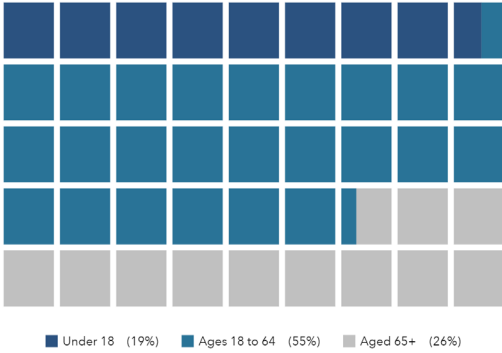
13991 N Cleveland Ave, North Fort Myers, Florida, 33903

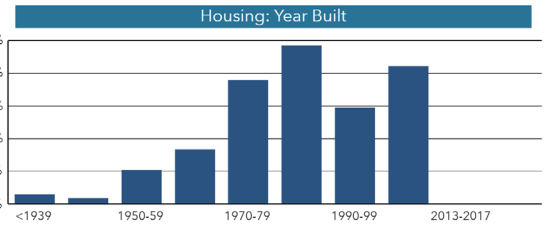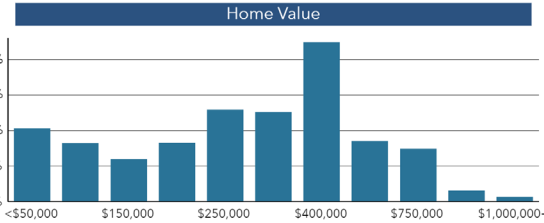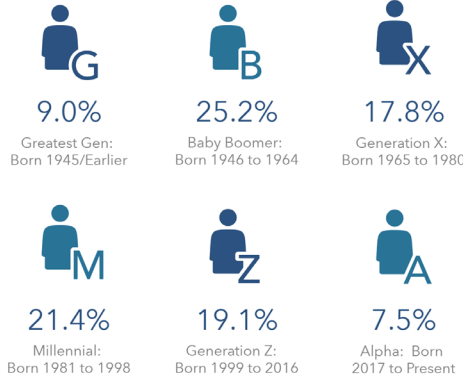| 217,747	89,916	2.39	44.8	$53,762	$266,882	70	N/A	75
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS

$8,900
Avg Spent on Mortgage & Basics

29.8%
Percent of Income for Mortgage

Historical Trends: Population

POPULATION BY AGE

- Under 18 (19%)
- Ages 18 to 64 (55%)
- Aged 65+ (26%)

POPULATION BY GENERATION

G 9.0%
Greatest Gen: Born 1945/Earlier

B 25.2%
Baby Boomer: Born 1946 to 1964

X 17.8%
Generation X: Born 1965 to 1980

M 21.4%
Millennial: Born 1981 to 1998

Z 19.1%
Generation Z: Born 1999 to 2016

A 7.5%
Alpha: Born 2017 to Present

Home Value

Housing: Year Built
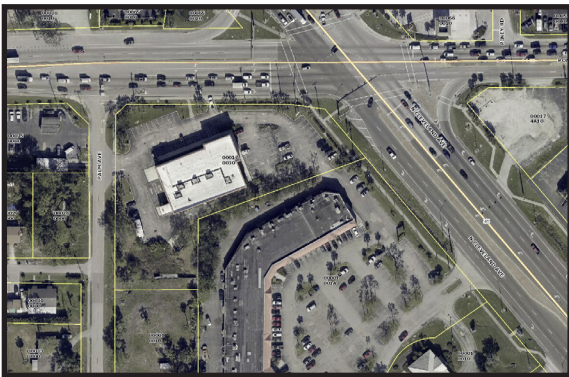

This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2014-2018, 2020, 2025.
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Unit	Size (SF)	Lease Rate	CAM (PSF)	Monthly Total
Entire Building	10,880 SF	$15.00 NNN	$ TBA	$13,600

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