



MAYHUGH
COMMERCIAL ADVISORS

FOR LEASE

1,524 +/- to 3,056 +/- SF Retail Space

7001 CYPRESS TER. - FORT MYERS, FL 33907



Property Description: Only 2 spaces left! Come join Tide Dry Cleaners, Zoom Tan and UBreakfix. This premium retail center, is located at the signalized corner of S. Cleveland Ave. (US-41) and Cypress Terrace offering great visibility! The area is home to one of Lee County's busiest Shopping Centers and Restaurants. A full traffic signal at the major intersection allows ease of access from all directions. Property is in a commercial retail market with surrounding neighbors: Target, Barnes & Noble, Costco and several shopping centers. Property offers great synergy from surrounding anchors!

Property Highlights:

- Ample Parking
- Excellent Location & Visibility!
- Easy Access
- Located just South of Daniels Pkwy.
- 2016 Construction

Space Available:

1,524 +/- to 3,056 +/- SF

Price P/S/F:

Not Disclosed

Lease Type:

NNN

P/S/F CAM:

\$7.44 P/S/F

Building Size:

8,718 +/- SF

Zoning:

CC (Lee County)

Frontage:

S. Tamiami Trail

Daily Traffic Counts:

70,500 +/- Cars

Available Space

Unit 1: 1,532 +/- SF

Unit 2: 1,524 +/- SF

Advisor:

Chase Mayhugh, SIOR, CCIM

239-898-9685 (Cell)

chase@mayhughcommercial.com

Mayhugh Realty, Inc.

13690 Eagle Ridge Dr.

Fort Myers, FL 33912

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Drawing not to scale. The statements, information and figures presented herein in this offering, while not warranted or guaranteed, are secured from a source we believe to be reliable. Subject to prior sale, withdrawal and price change without notice.

MayhughCommercial.com



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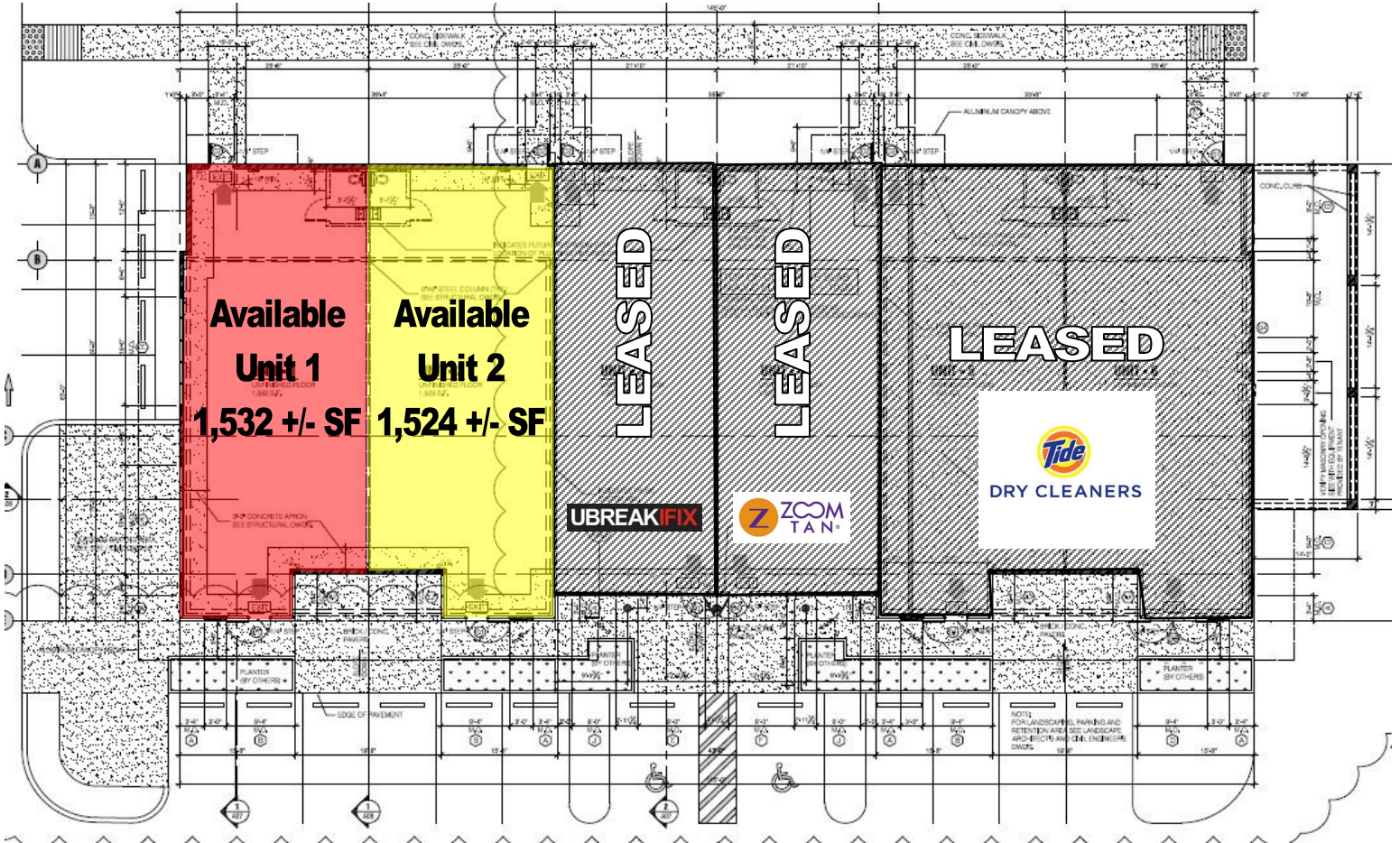


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Property Demographics

	1-MILE	3-MILE	5-MILE
Population	6,173	60,782	120,606
Average Household Income	\$66,093	\$66,479	\$70,959
Households	3,369	29,682	56,777
Median Age	59.0	51.1	51.0
Employed	10,857	57,887	99,862

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