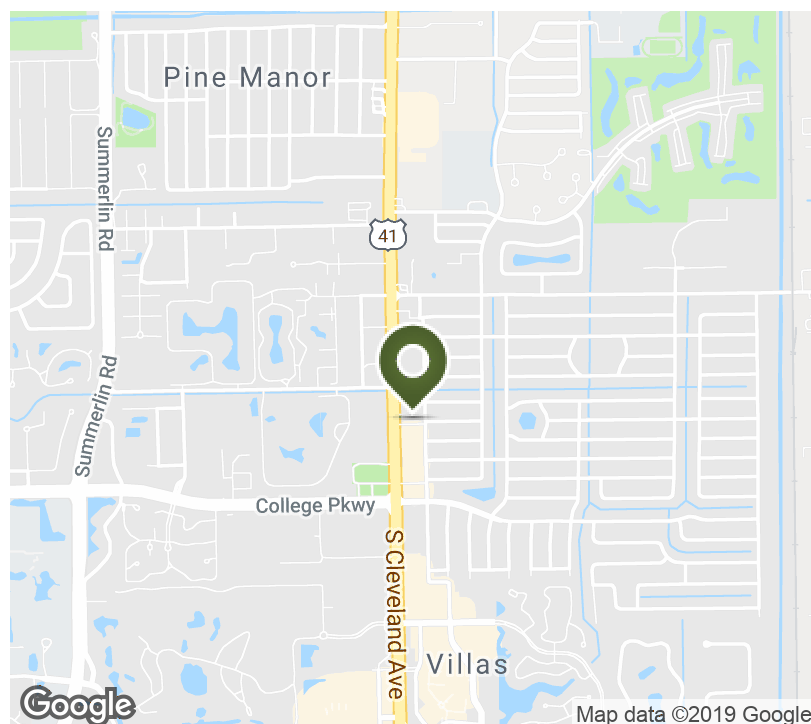


FOR LEASE

PLAZA 41 SOUTH // 12575 S CLEVELAND AVE

RETAIL PROPERTY FOR LEASE

Great US-41 Location!



LEASE RATE

\$14.00 - 24.00 SF/YR

OFFERING SUMMARY

Available SF:	1,400 - 4,740 SF
Lease Rate:	\$14.00 - 24.00 SF/yr (NNN)
Lot Size:	1.13 Acres
Year Built:	2004
Building Size:	14,560 SF
Renovated:	2018
Zoning:	C-2
Market:	Southwest Florida
Submarket:	Villas, Fort Myers, FL

PROPERTY OVERVIEW

There are three spaces available in two sizes. The anchor space is 4,740 SQFT and has open floor plan perfect for a retail showroom, medical office, restaurant and many other uses. Unit 4 a 1,400 SQFT space has an open floor plan with tenant improvement allowance available to make space your own. Unit 5 is currently has nice built-out as walk-in medical/clinic with 4 large exam rooms. Plaza 41 is in the heart of south Fort Myers retail and office district. All space has pylon signage rights and tenant improvement allowance is available for qualified tenant.

PROPERTY HIGHLIGHTS

- Great Location
- Easy Access
- Wells Maintained
- Incentives Available
- Great Location
- Highly Visible from US-41
- Good Ingress and Egress into Center

NICHOLAS PAULUS **MICHAEL CICCARELLO**

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Pylon Signage on US-41



Unit 5 Walk-In Medical/Clinic



Exterior Elevation



Well Appointed Office

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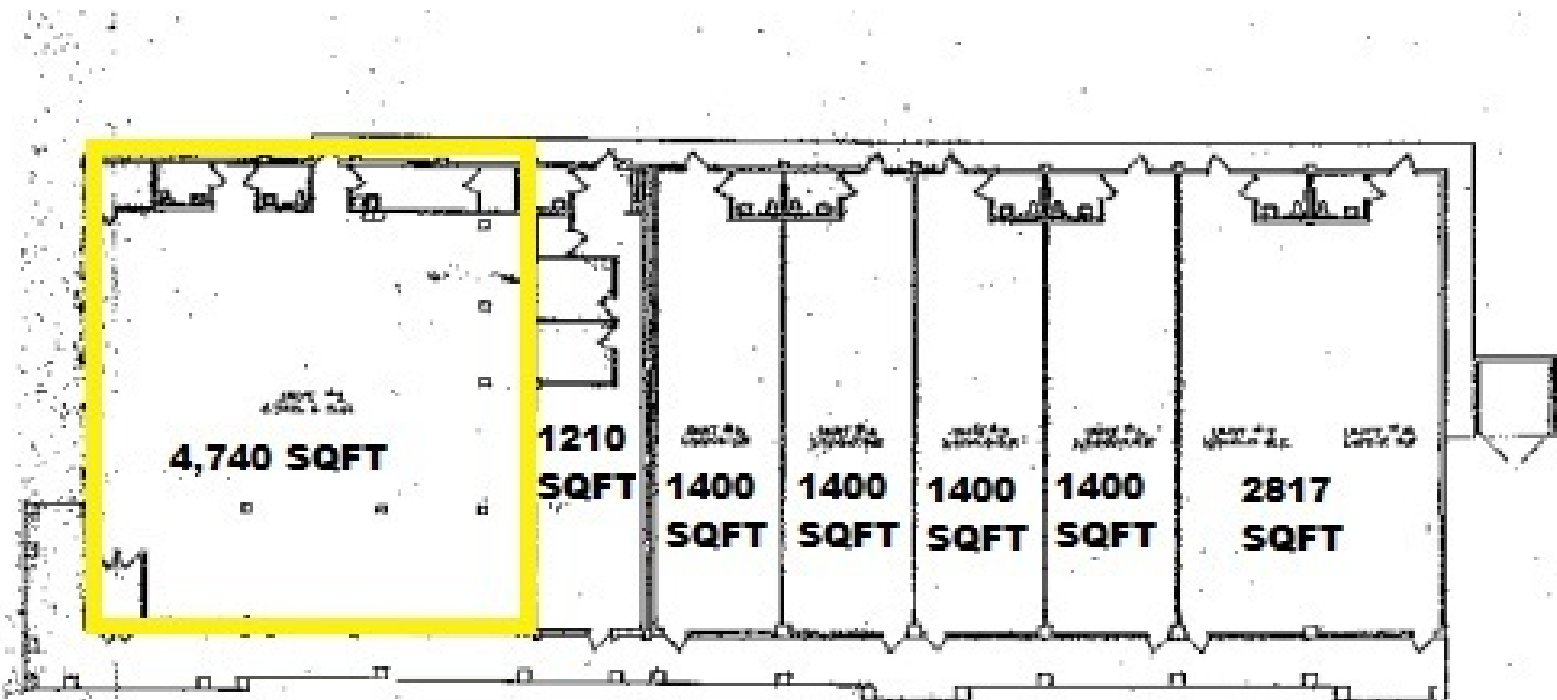
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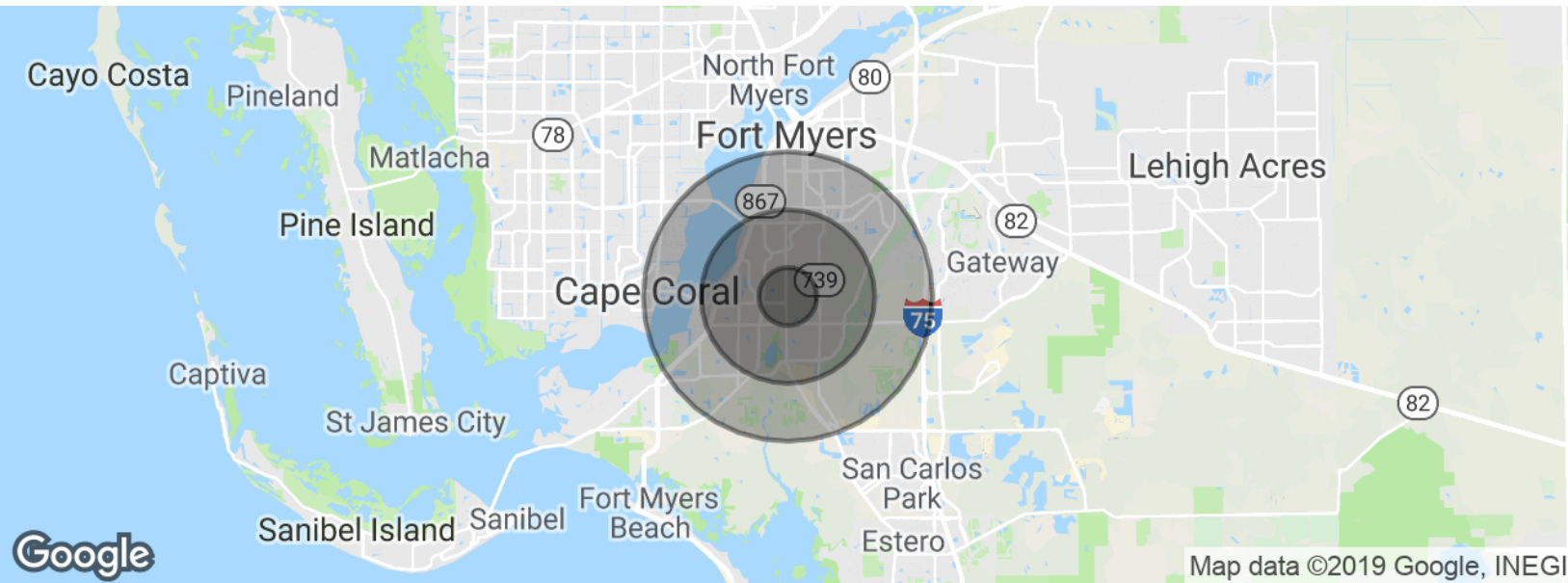


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,240	58,431	118,976
Median age	40.7	45.7	46.4
Median age (Male)	37.5	43.6	45.4
Median age (Female)	43.9	47.3	47.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,390	26,939	53,880
# of persons per HH	2.3	2.2	2.2
Average HH income	\$55,800	\$66,356	\$73,032
Average house value	\$179,655	\$242,261	\$275,078

* Demographic data derived from 2010 US Census

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NICHOLAS PAULUS

Managing Broker/Principle

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PROFESSIONAL BACKGROUND

Nicholas Paulus is the Founder and Managing Broker of Invest Florida, LLC. Over the past decade, he has cultivated a boutique firm servicing an exclusive and limited clientele in the following services: Buyer Representation, Seller Representation, Commercial Leasing, Property Management, Project Development, Consulting and Luxury Residential.

Invest Realty was founded in 2009 during the height of the economic downturn. The firm was established to meet the needs of a select few family foundations and corporate entities looking for boutique real estate asset management that is focused on professional service with integrity, achieving superior results. Nicholas is able to not only deliver incredible results since the beginning, but continues to exceed his clients expectations today.

Prior to Invest Realty, Nicholas successfully built a multi-million dollar real estate portfolio. He spent several years in the financial industry at the Chicago Mercantile Exchange trading Euro Dollars and then as a financial advisor for Prudential Securities. Nicholas also has extensive knowledge and experience in developing and writing business plans and creating brand marketing strategies. All of which have helped him and his clients achieve superior results investing in real estate.

EDUCATION

Culver Military Academy 1991

American Institute of Foreign Study London, England 1993

University of Tampa, John Sykes College of Business 1995

Passed Series 7, Series 63, Series 65 Security Licensing

Florida Real Estate Brokerage License since 2009

MEMBERSHIPS

Costar Power Broker Award 2012, 2013, 2015, 2017

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