



PRIME CORNER PROPERTY

3086 CLEVELAND AVE
FORT MYERS, FL 33901

RETAIL
FOR SALE



3,706 SF



FOR SALE



\$499,999

PROPERTY SUMMARY

Sale Price:	\$499,999
Building Size (SF):	3,706 SF
Site Size:	0.68 Acres
Year Built:	1948
Year Renovated:	2016
Zoning:	C1 (Commercial)
Cleveland Ave AADT:	51,500

Extremely visible with US-41 frontage
 Prime Corner Property on US 41 near Downtown Fort Myers
 Uses Include: Restaurants, Cafeteria, Medical, Office
 Plenty of parking
 Former Restaurant
 Walk-in Coolers Remain
 Hood system in place

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	11,685	56,580	169,595
5-Yr Pop. Increase	2.5%	1.9%	2.0%
Average HH Income	\$65,097	57,805	\$62,183
# Households	4,811	24,680	73,323
# Employees	5,578	51,559	105,614



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LQWEST.COM/PROPERTIES?PROPERTYID=PRIME-CORNER

Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.

TAMPA



ORLANDO



FORT MYERS



NAPLES

