



**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. Current use is a dark (non operating) CVS. 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 | \$14.00 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 |

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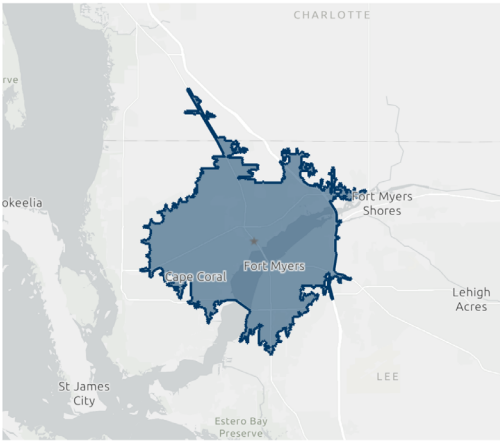


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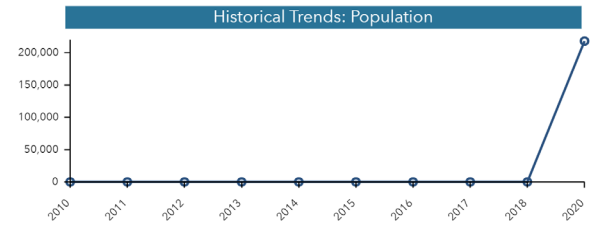
POPULATION TRENDS AND KEY INDICATORS

13991 N Cleveland Ave, North Fort Myers, Florida, 33903

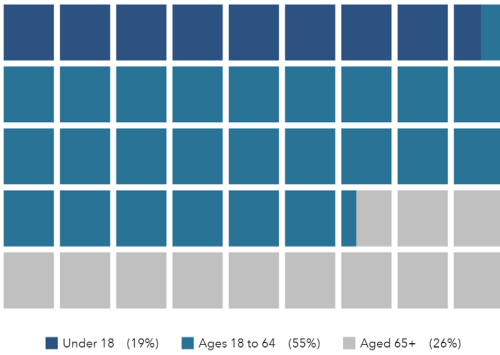


| | | | | | | | | |
|----------------|---------------|--------------------|-------------|-------------------------|-------------------|--------------|-----------------------|-----------------|
| 217,747 | 89,916 | 2.39 | 44.8 | \$53,762 | \$266,882 | 70 | N/A | 75 |
| Population | Households | Avg Size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

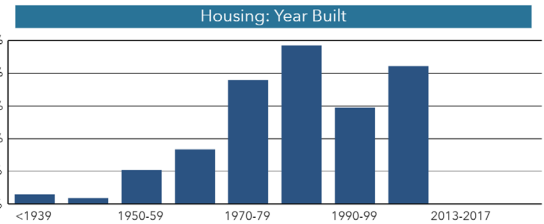
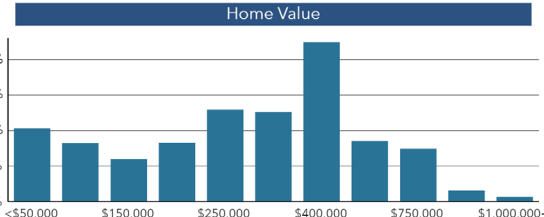
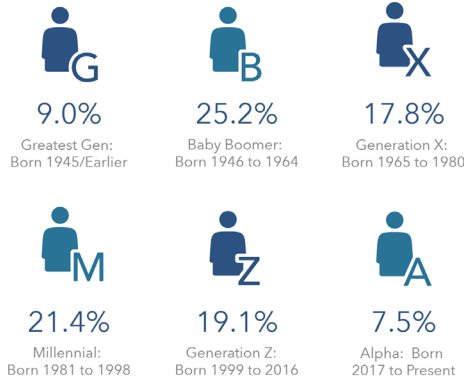
MORTGAGE INDICATORS



POPULATION BY AGE

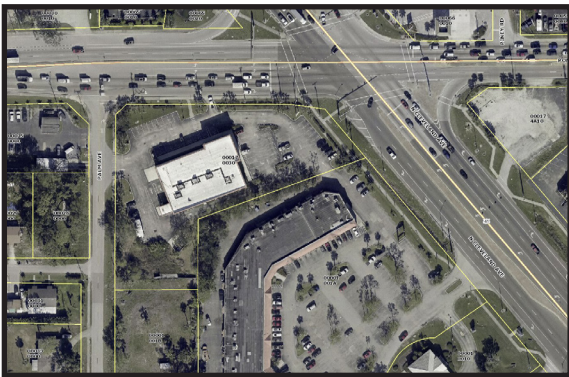


POPULATION BY GENERATION



This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2014-2016, 2020, 2025. © 2021 Esri

| Unit | Size (SF) | Lease Rate | CAM (PSF) | Monthly Total |
|-----------------|-----------|-------------|-----------|---------------|
| Entire Building | 10,880 SF | \$14.00 NNN | \$ TBA | \$12,693.33 |



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