

FOR LEASE

Pinebrook Park

12995 S Cleveland Ave. Fort Myers, FL 33907



CUSHMAN &
WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



Pinebrook Park is a prime US-41 Commercial Park. There is a great tenant mix of retail, office and medical users and the park is anchored by Outback Steakhouse. The location provides excellent freeway visibility and the highest traffic counts in all of Lee County. There are multiple access points into the park: US-41, Big Pine Way and Austin Street. Pinebrook Park is also equipped with electronic billboard signage.

Property Highlights

Address	12995 S Cleveland Ave. Fort Myers, FL 33907
Year Built	1980
CAM	\$7.66/ SF
Total Bldg. SF	133,624 SF
Available SF	204-3,146 SF
Parking	3.91/1,000 SF
Zoning	C-1
Signage	Electronic Billboard
Available Units	8
Total Units	120
Freeway Frontage	812'



204-3,146 SF Office/Retail Space

Lease Rate: \$9.00-\$35.00/SF

Available Units

Suite Number	Square Footage	Base Rent NNN	CAM / SF	Total (No Sales Tax Included)
133	2,224 SF	\$35.00 / SF	\$7.66	\$7,906.32
143	3,146 SF	\$25.00 / SF	\$7.66	\$8,562.36
153	591 SF	\$15.00 / SF	\$7.66	\$1,116.01
*215	587 SF	\$9.00 / SF	\$7.66	\$814.95

*Available 06/01/2024

Suite Number	Square Footage	Base Rent FSG	Total (No Sales Tax Included)
PBS 36*	518 SF	\$650 MO	\$650.00
PBS 38**	518 SF	\$650 MO	\$650.00
PBS 30**	518 SF	\$650 MO	\$650.00
PBS 63	204 SF	\$435 MO	\$435.00

*Available 06/01/2024

**Available 09/01/2024



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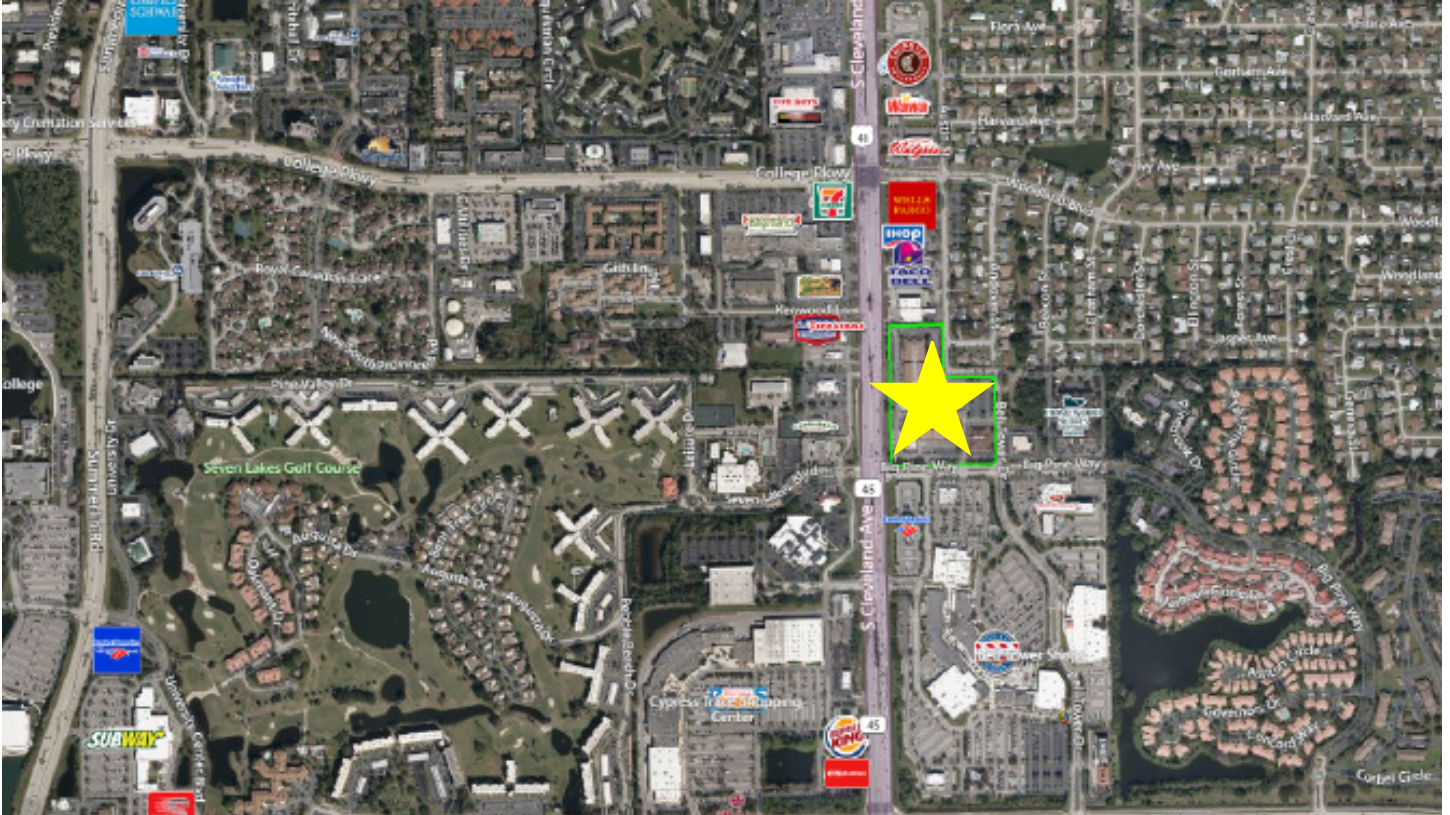
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Aerial / Location Map



Demographics

	1 Mile	3 Mile	5 Mile
Population	9,853	68,935	152,584
AVG. HH Income	\$62,514	\$57,961	\$59,628
Households	5,074	32,628	68,937

Traffic Counts

S Cleveland Ave	59,392 AADT
College Pkwy	58,378 AADT



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