

WAREHOUSE FOR LEASE IN FORT MYERS CBD



2234 CLEVELAND AVENUE
FORT MYERS, FL



9,910 SF



WAREHOUSE
FOR LEASE



\$6 PSF GROSS

PROPERTY INFORMATION

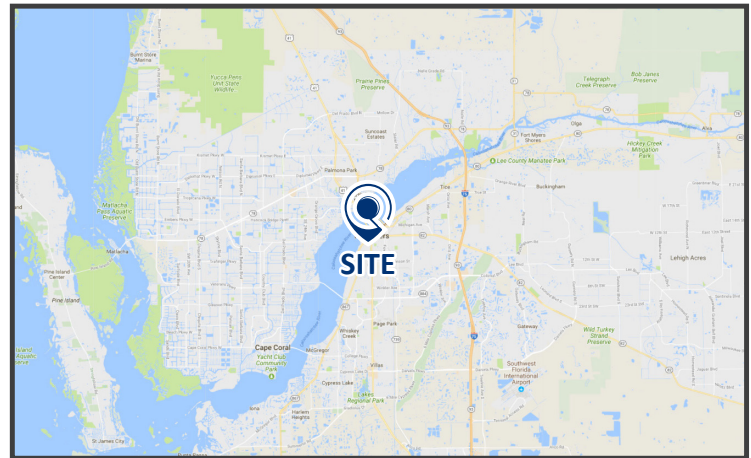
Lease Rate:	\$6.00 PSF Gross
Available Size:	9,910 SF
Total GLA:	18,301 SF
Zoning:	CI (City of Fort Myers)
Cleveland Ave/US 41 Traffic Count:	31,000 CPD

This 9,910 square-foot industrial unit is conveniently located in the Fort Myers Central Business District just minutes from downtown Fort Myers.

Easy ingress/egress from Cleveland Ave/US-41.

Zoned Commercial Intensive, the unit can be used for storage, indoor parking garage, flex-office and more.

Includes 12' overhead door.



DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
Total Population	8,451	54,216	153,121
Five-Year Increase	2.9%	2.9%	2.8%
Avg Household Income	\$58,583	\$50,640	\$53,724
Total Households	3,083	21,799	60,990
Daytime Employees	11,404	41,463	91,681

(Applied Geographic Solutions 2017)

LQWEST.COM/OFFICE-INDUSTRIAL-CBD-FM

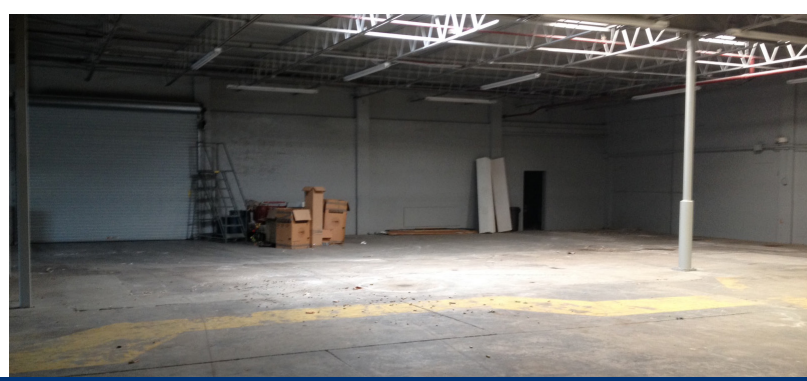
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Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.