

PALM POINTE SHOPPES

11521-11621 S. CLEVELAND AVENUE
FORT MYERS, FL 33907



1,380-7,120 SF **RETAIL FOR LEASE** **\$10.00 - \$20.00 PSF NNN**

PROPERTY INFORMATION

Lease Rate:	\$10.00 - \$20.00 PSF NNN
Min. Size Available:	1,380 SF
Max. Contiguous Available:	7,120 SF
Total GLA:	108,600SF
Year Built / Refurbished:	2008 / 2018
Tamiami Trail (US 41) AADT:	68,000 CPD
Fowler Road (North) AADT:	38,000 CPD
College Parkway (South) AADT:	37,000 CPD

- Over 100,000 SF shopping center located on US 41 with full access to a traffic light.
- Ideally located in the heart of Fort Myers between the two Cape Coral bridges, at a signalized intersection, just north of Daniels Parkway.
- Join Starbucks, FedEx, Honey Baked Ham, Dunkin' Donuts and other national brands.
- Small shop and midsize box available, with ample parking and highly visible signage opportunities.



DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
Total Population	14,692	67,790	145,873
Five-Year Increase	1.7%	1.6%	1.7%
Avg Household Income	\$43,495	\$65,705	\$72,708
Total Households	6,284	31,530	67,353
Daytime Employees	8,345	68,166	110,106

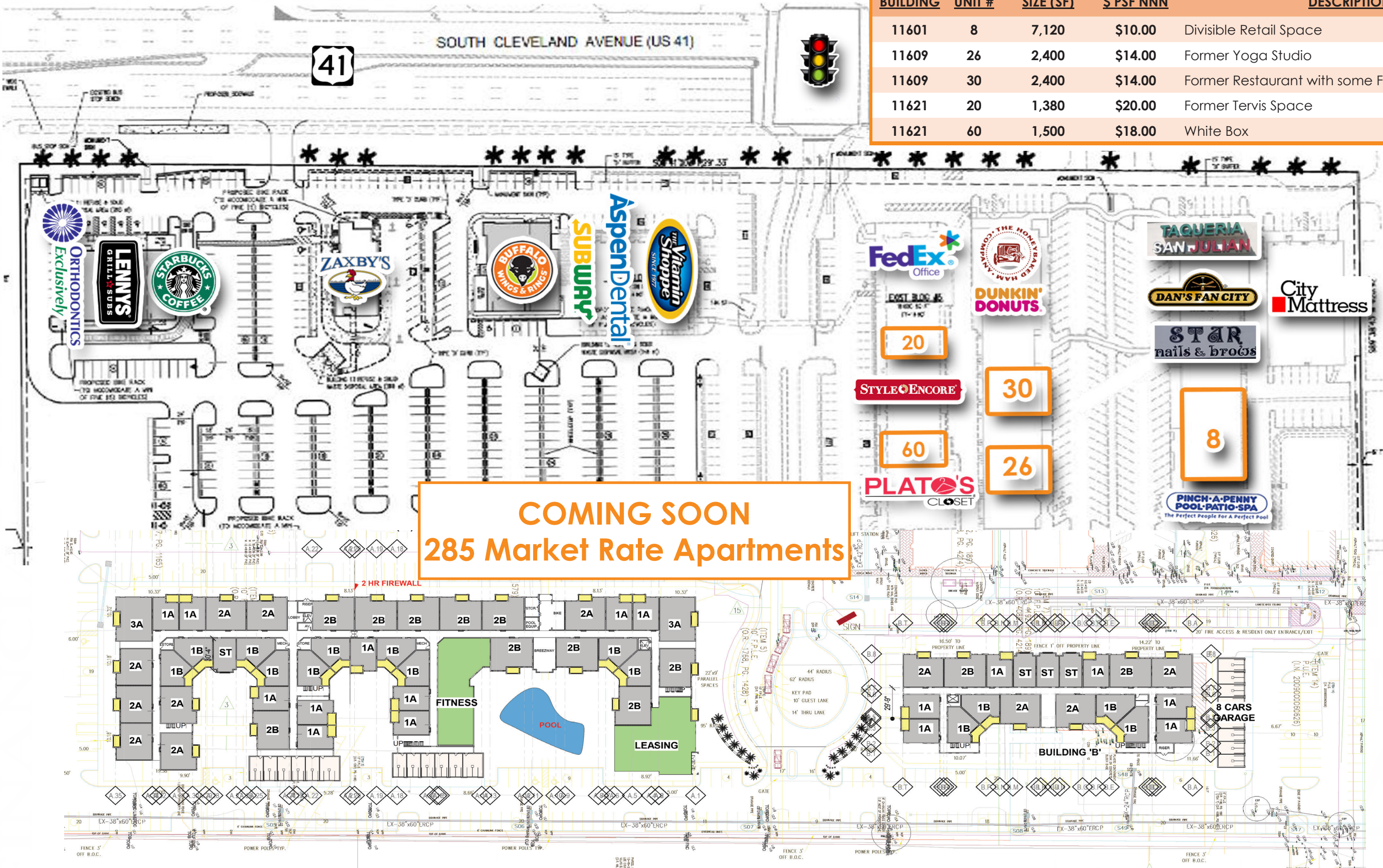
(Applied Geographic Solutions 2020)

LQWEST.COM/PALM-POINTE

MIKE CONCILLA, PRINCIPAL & MANAGING DIR.
D: 239.676.6706 © M: 239.823.9882
mconcilla@lqwest.com © My LISTINGS

LAURA CARI, BROKER ASSOCIATE
D: 239.676.6870 © M: 239.777.6703
lcari@lqwest.com © My LISTINGS

PALM POINTE AVAILABLE UNITS				
BUILDING	UNIT #	SIZE (SF)	\$ PSF NNN	DESCRIPTION
11601	8	7,120	\$10.00	Divisible Retail Space
11609	26	2,400	\$14.00	Former Yoga Studio
11609	30	2,400	\$14.00	Former Restaurant with some FF&E
11621	20	1,380	\$20.00	Former Tervis Space
11621	60	1,500	\$18.00	White Box



COMING SOON
285 Market Rate Apartments

