

# PRIME US 41 LOCATION

2705 CLEVELAND AVE., FORT MYERS, FL 33901

**Unit 102  
950± SF**



**FOR LEASE: \$19.00 PSF + CAM: \$3.75 PSF**

## ABOUT THE PROPERTY

Prime US 41 location with outstanding visibility, high traffic and quality daytime employment population. Good signage opportunities. Located directly across from the Lee Memorial Hospital campus, just minutes from downtown Fort Myers. A high concentration of retail and office/medical locations are nearby.

## PROPERTY FEATURES

- Unit 102: 950± SF
- Next door to Jimmy John's
- Zoning: CI - Commercial Intensive (City of Fort Myers)
- Utilities: Water and Sewer
- Year Built: 2014
- Traffic Count: 44,500 AADT (2019)

**Many Possible Uses**



**Retail/Medical/Office**

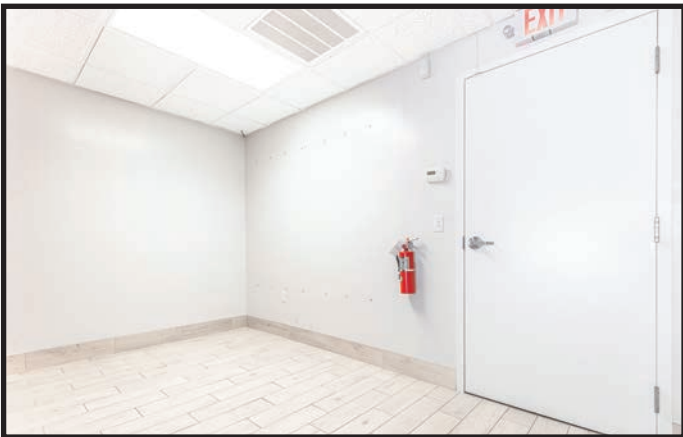
**JIM BOBACK, CCIM**  
Broker/Owner

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# RETAIL, MEDICAL & OFFICE USES

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## PHOTOS



### 2019 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	10,568	54,941	152,235
# Households	3,571	23,480	63,044
Median HH Income	\$34,775	\$38,599	\$44,434
Median Age	42.1	39.4	42.5

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