

# PLAZA 41 and COMMONS

13121 N. CLEVELAND AVENUE  
NORTH FORT MYERS, FL 33903



Sales • Leasing • Property Management



## FOR SALE: \$3,400,000

### ABOUT THE PROPERTY

**Plaza 41 and Commons** is a high visibility, 5-building complex on US 41 suitable for retail, restaurant, office and medical uses. This neighborhood center is situated within an Active Retail corridor with national and local tenant presence and located close to Downtown Fort Myers, the Central Business District and related activities.

### PROPERTY FEATURES

- Total Buildings: 26,820± SF
- Land Size: 3.08± Acres
- Occupancy: 89%
- NOI: \$272,600
- CAP Rate: 8.01%
- Year Built: 1976
- Zoning: C-1A (Lee County)
- Real Estate Taxes: \$28,759.32 (2019)
- Traffic Count: 44,500 AADT (2018)
- Strap #11-44-24-00-00017-3060



**JIM BOBACK, CCIM**  
Broker/Owner

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## 2019 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	2,997	50,617	141,430
# Households	1,650	22,716	58,246
Median HH Income	\$34,473	\$39,460	\$41,826
Median Age	58.5	51.0	44.2

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