

PRIME US 41 RETAIL/ SHOWROOM

5020 S. CLEVELAND AVENUE, FORT MYERS FL 33907

Boback
Commercial
Group
Commercial Sales & Leasing



FOR LEASE: \$12.50/sf + \$4.50 NNN

ABOUT THE PROPERTY

High visibility neighborhood center with 9600 sf of leasable space. 800 sf showroom with two restrooms and 8,800 sf warehouse. 15-foot clear height, with one 10x10 overhead door. Fully sprinklered. Situated on busy US 41, adjacent to Sams Club plaza near Boy Scout Rd Easy access to I-75. Adequate parking, with additional parking in the rear. Ideal for retail or flex use.

PROPERTY FEATURES

- ▣ 9,600 +/- sqft
- ▣ Lot Size: 3.46 Acres
- ▣ Occupancy: May 2026 or possibly sooner for required new tenant buildout
- ▣ Utilities: Water and Sewer
- ▣ Zoning: Commercial Intensive (CI City of Ft. Myers)
- ▣ Traffic: 2024 AADT 55,000
- ▣ Strap #: 02-45-24-P3-00065.0020



JIM BOBACK, CCIM
Broker/Owner

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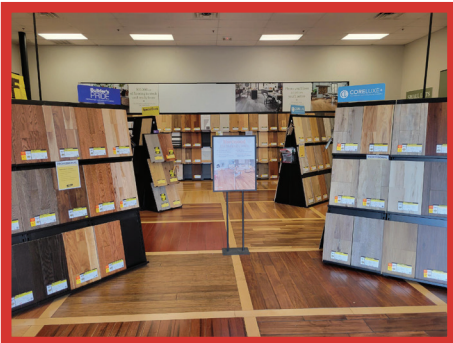
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AREA DESCRIPTION

Located on six lane US 41 in a major retail hub with access to all major roads. Big box stores in all directions. 55,000 daily traffic.



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