

11120 S Cleveland Ave., Unit 101 | Fort Myers, FL

Retail / Showroom for lease

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Colliers Top 15 West & Central FL Brokers (2025)

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Property *Detail*

11120 S CLEVELAND AVE., FORT MYERS, FL

Position your business along one of Southwest Florida's most heavily traveled commercial corridors. Located on South Cleveland Avenue (US 41) in Fort Myers, this highly visible property offers exceptional exposure to approximately 61,000 vehicles per day, providing businesses with outstanding brand visibility and customer accessibility.

Location	On US 41 with over 130 feet of frontage. Directly across from Page Field Airport
Zoning	C-2 - Commercial
Availability	Unit 101: 3,600 SF
Use	Retail, showroom, office, service
Parking	Ample parking
Signage	Monument and building





Leasing Rate

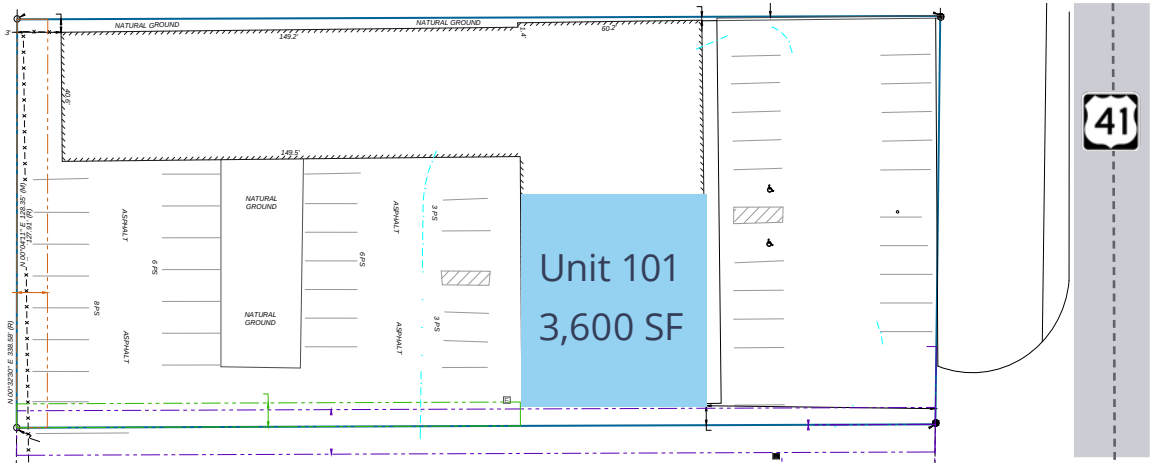
- Base rent: $24.00/SF
- NNN: $5.31/SF

Available December 15, 2026

Space *Available*

The building features attractive glass storefront with wide display windows, excellent natural lighting, and a highly visible façade designed to support retail, showroom, office, and service-oriented users.

- 3,600 SF
- Open floor plan
- Office
- Breakroom
- Restroom
- Large store front windows for natural light and visibility







Location & *Demographics*

Take advantage of a highly visible US 41 location...

In the center of Fort Myers' thriving commercial corridor, conveniently situated near Page Field Airport with nearby retail destinations, established neighborhoods and major employers, the property provides access to a broad customer demographic and consistent daily traffic patterns.





Total Population
1-Mile:12,296
3-Mile: 72,879
5-Mile: 161,110

Daytime Population
1-Mile: 16,447
3-Mile: 109,242
5-Mile: 212,079

Average HH Income
1-Mile: $65,441
3-Mile: $106,232
5-Mile: $112,830

Households
1-Mile: 5,025
3-Mile: 33,402
5-Mile: 76,462

Median Age
1-Mile: 36.0
3-Mile: 44.1
5-Mile: 49.8

Traffic AADT
US 41: 61,000



Contact *us*

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