



4300-4380

Cleveland Avenue (US 41) | Ft. Myers | FL

For Lease:

- 31,200 SF Junior Box
- 1,765 SF Office



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Property

Highlights

- Former Circuit City plaza
- Located in Fort Myers on Cleveland Avenue (US 41) and Colonial Boulevard across from Hooters, El Dorado Furniture, Iguana Mia Mexican Restaurant, and Edison Mall
- Total Center 52,339 SF
- New exterior paint
- Pylon signage
- 2 points of access

Availability

- Anchor box available: 31,200± SF
- Office: 1,765 SF



Property

Tenant Roster/Availability

4380 Cleveland Avenue

Unit	Tenant	SF
110	Junior Box Available	31,200
120	5G Nails Supply	4,200
130	Royal Paw Grooming & Boarding	4,174
Rear	Office Available	1,765
Total		35,374

4300 Cleveland Avenue

Unit	Tenant	SF
110	Asian Leaf Market/Storage	8,900
120	Sea Street Food & Bar	2,100

Site Plan



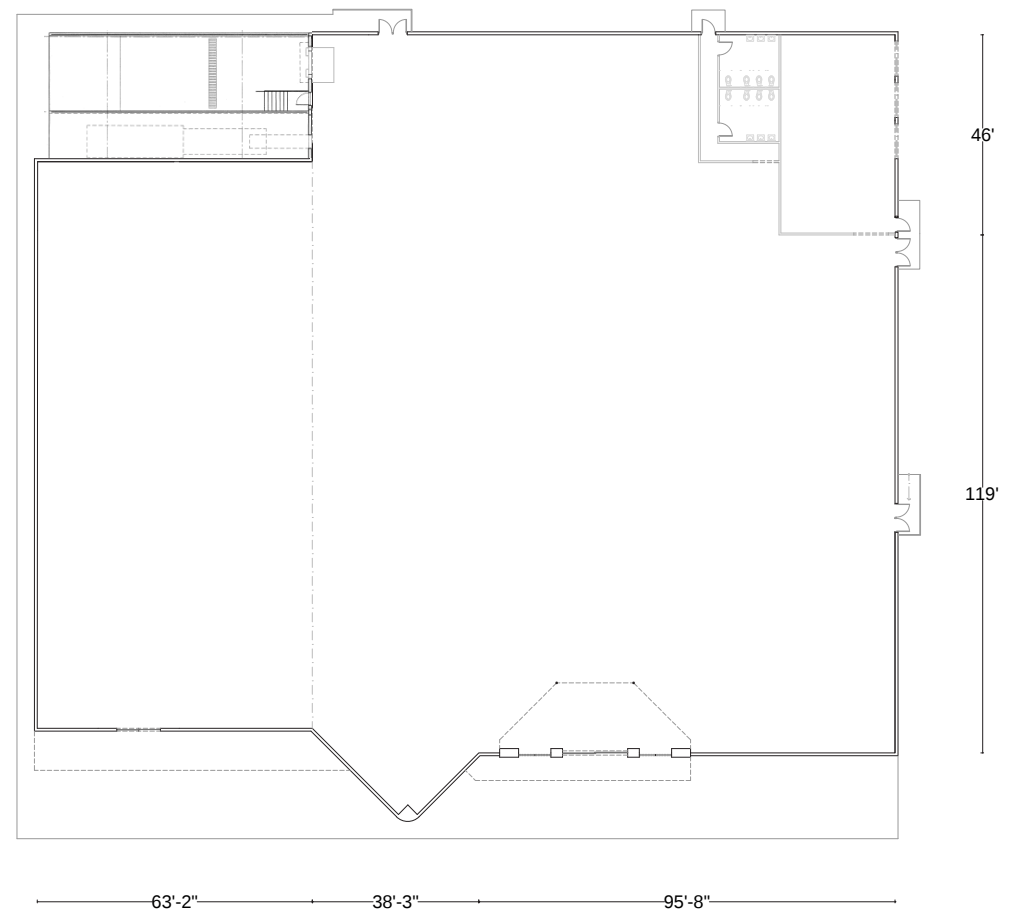
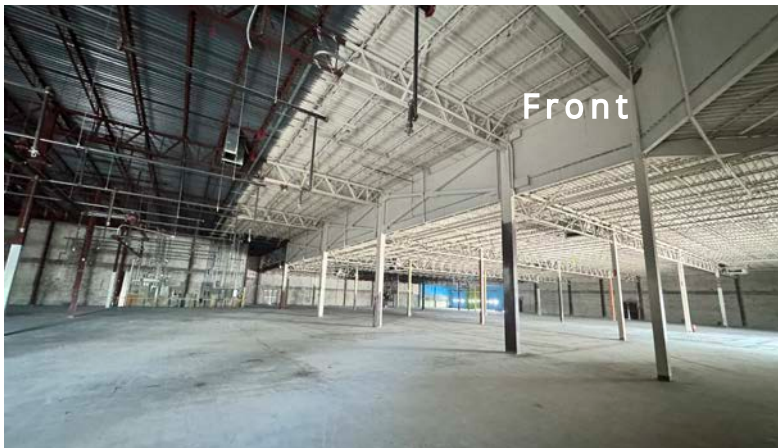
Available

Leasing Rate Starting At: \$16.00/SF Anchor Box
\$15.00/SF Office
NNN \$4.10/SF

Junior Box

Features: **31,200 SF**

- Ceiling northern side:
 - 122 FT of store front
 - 14 FT 9" floor to joist
- Ceiling southern side:
 - 176 FT of store front
 - 21 FT 9" floor to joist
- Depth: 166 FT
- 3 Bay doors
- Truck well



Rear Unit

Features: **1,765 SF**

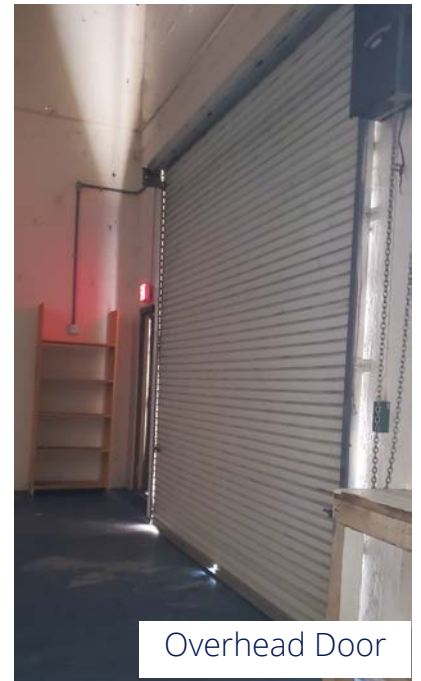
- Overhead door
- Warehouse
- Built-in open kitchen
- Lounge area
- Open floor plan
- Fully build-out 2nd floor mezzanine with office and full bathroom



2nd Floor Mezzanine



Full Bath



Overhead Door

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Colliers Top 25 West & Central FL Brokers (2024)

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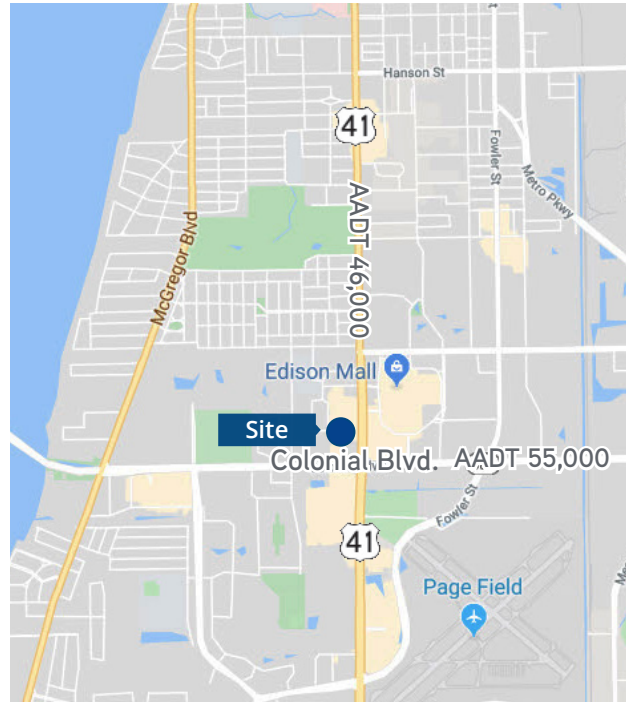
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Accelerating success.

Location



Demographics 5-mile radius



Total
Population
166,664



Daytime
Population
218,059



Average
HH Income
\$96,014



Households
74,807



Median
Age
46.7



Population
Change (2024-2029)
4.5%



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