

High-Visibility Junior Anchor Opportunity

4300-4380 Cleveland Avenue (US 41) | Ft. Myers | FL

For Lease:
31,200 SF Junior Box

Colliers

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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
- Excellent exposure on US 41
- High Traffic: 46,000 AADT
- Total Center 52,339 SF
- New exterior paint
- Pylon signage
- 2 points of access
- Ample parking
- Ideal Uses: fitness, entertainment, discount retail, grocery, medical, retail, services

Availability

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





Property

Tenant Roster/Availability

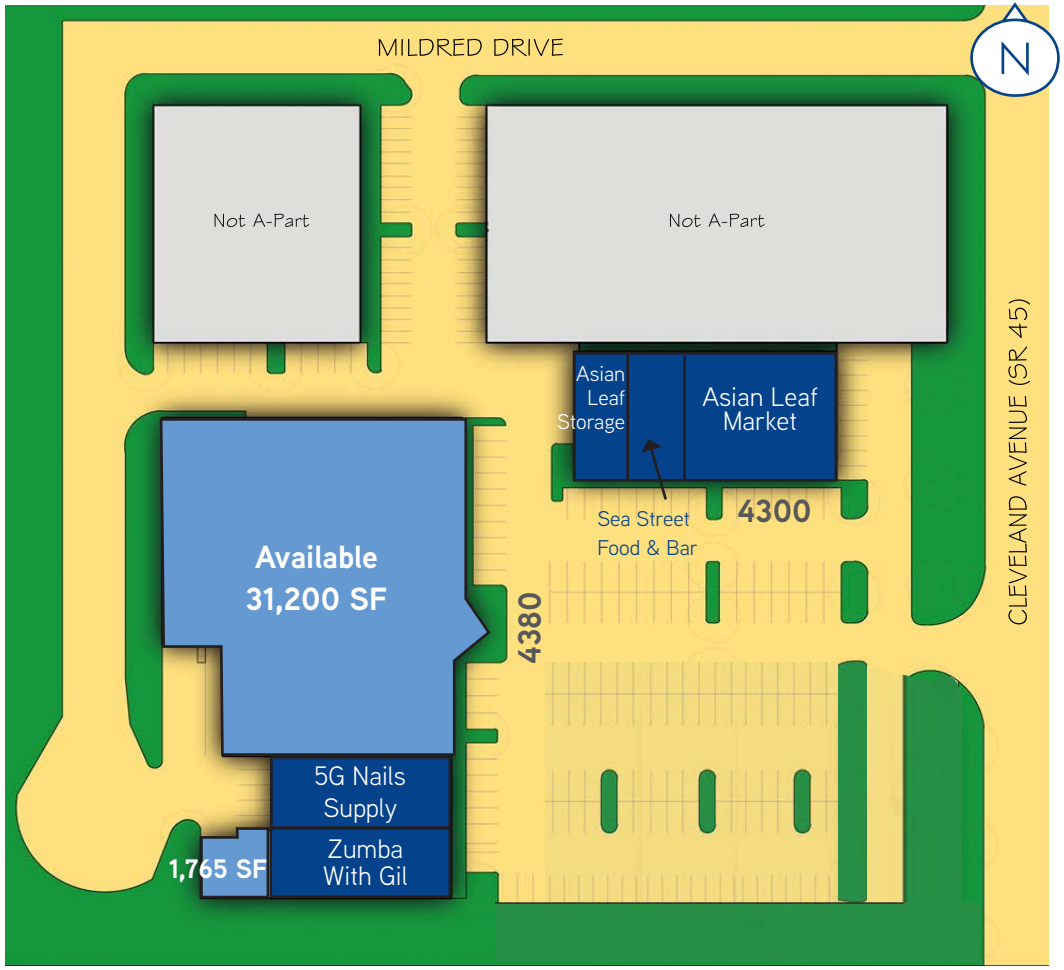
4380 Cleveland Avenue

Unit	Tenant	SF
110	**Junior Box Available**	**31,200**
120	5G Nails Supply	4,200
130	Zumba With Gil	4,174
Rear	**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



Leasing Rate Starting At:

$15.00/SF Anchor Box

$15.00/SF Rear

$4.15/SF NNN

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

Junior Box

Second-generation big box with loading, high ceilings, and visibility

Features: 31,200 SF

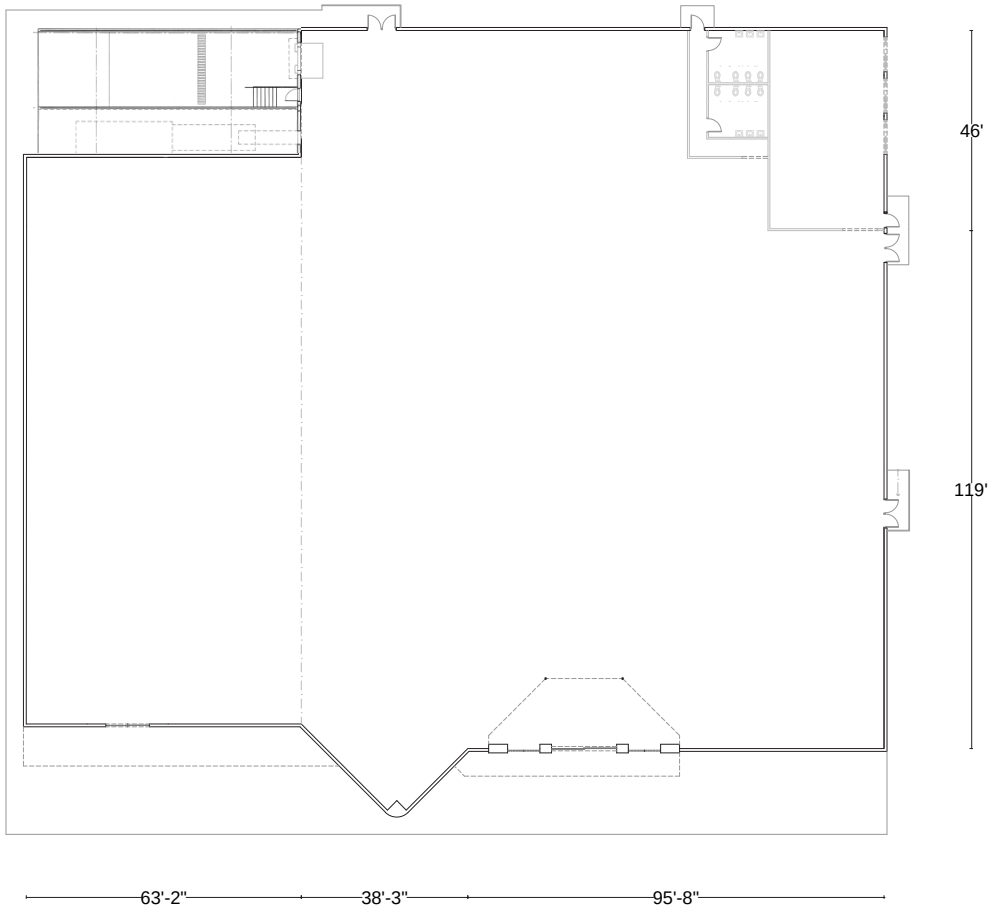
- Ceiling northern side:
  - 122 FT of store front
  - 14 FT 9” floor to joist
- Ceiling southern side:
  - 176 FT of store front
  - 21 FT 9” floor to joist
- Depth: 166 FT
- 3 Bay doors
- Truck well



Front

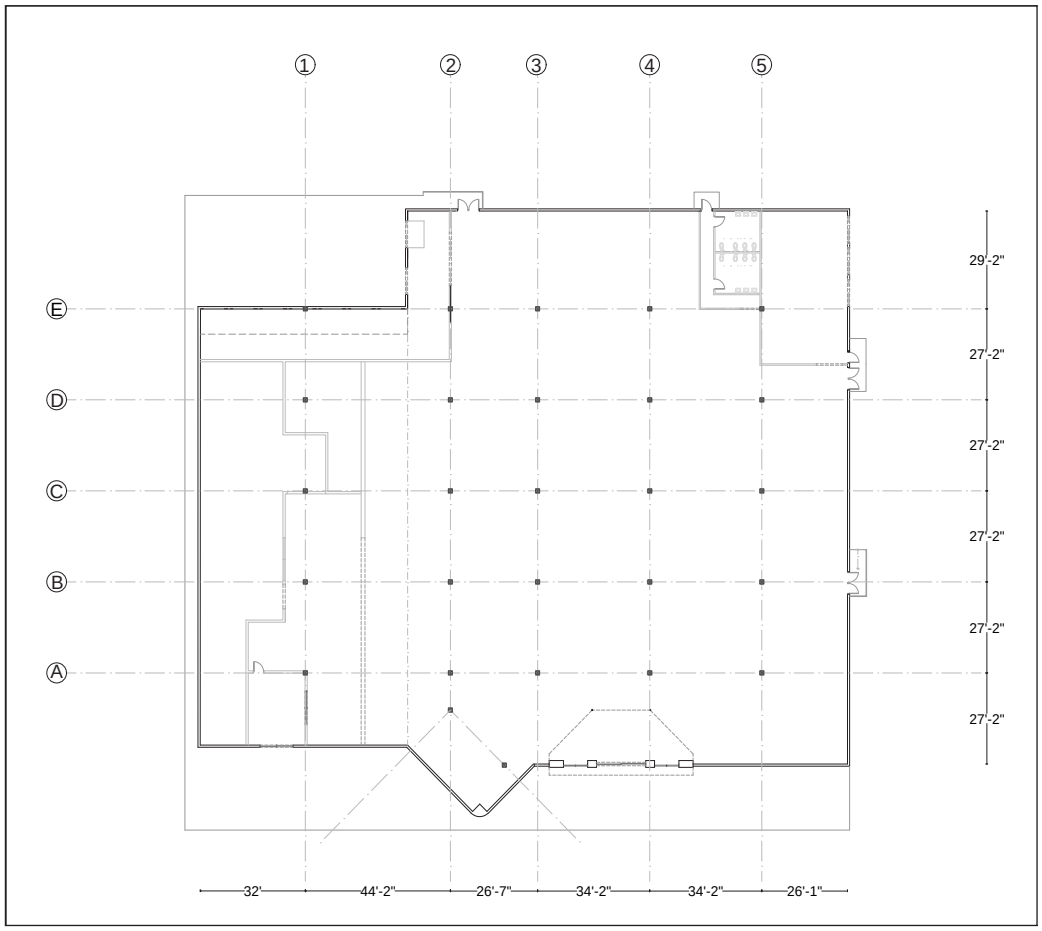


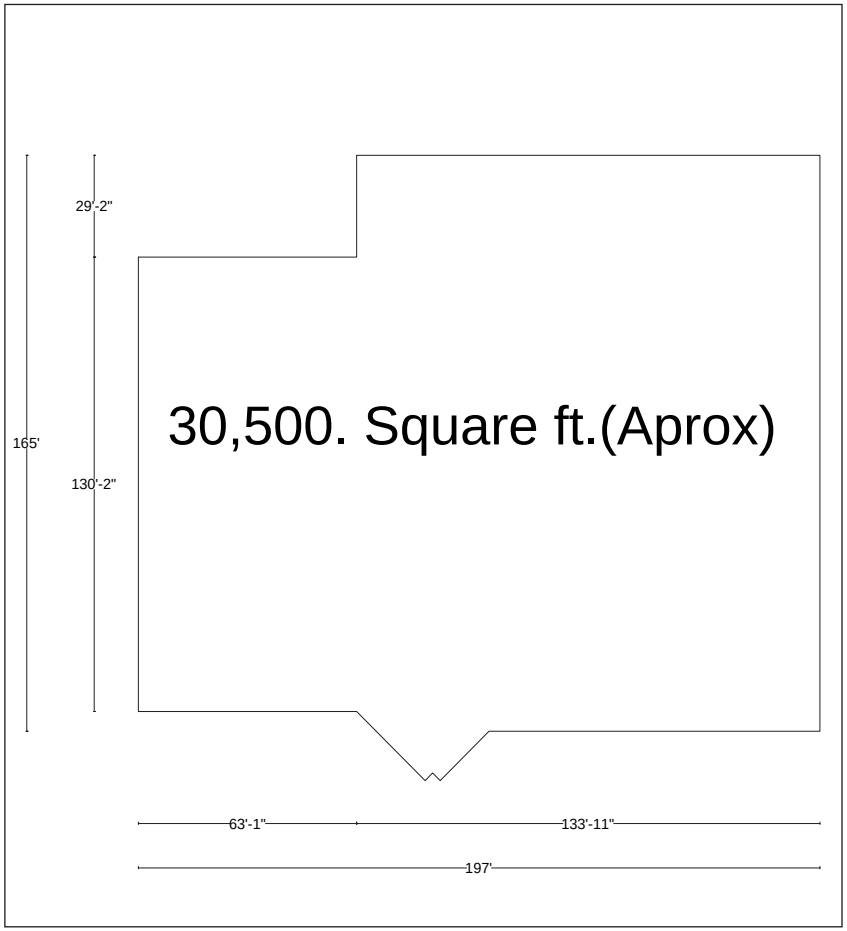
Front



Junior Box

Features: 31,200 SF





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Colliers Top 25 West & Central FL Brokers (2024)

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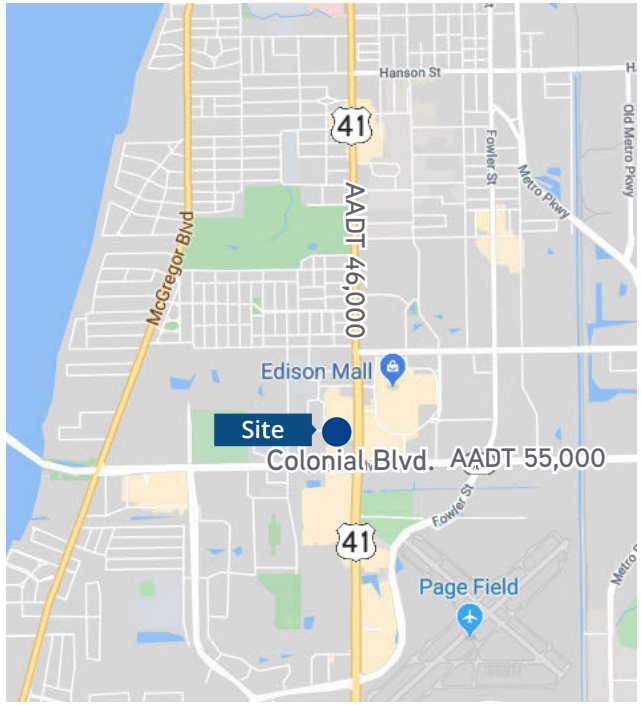
View All Listings

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Accelerating success.

Location



Demographics (2025) 5-mile radius

Total Population
168,466

Daytime Population
219,010

Average HH Income
$98,408

Households
76,812

Median Age
46.6

Population Growth Rate (2025-2030)
1.4%



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