El Dorado Plaza

4429 Cleveland Avenue
Fort Myers, FL

Anchor Box For Lease
Former Big Lots **31,360 SF**

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Property Highlights

- 176,898 SF shopping plaza anchored by **El Dorado Furniture**, **Redline Athletics and Hooters**
- Located at the signalized intersection of Colonial Boulevard and US-41/ Cleveland Avenue, 2 major roadways in Fort Myers
- Adjacent to the Edison Mall
- **31,360 SF anchor box**
- **4,329 SF unit with 2nd generation restaurant utilities in place**
- 8,317 SF stand alone outparcel on Colonial Boulevard also available

Rates: *$18.00/SF Anchor Box*
$25.00/SF Inline
NNN $4.39/SF

Outparcel: Inquire for rates

Availability

- **Unit 100: 31,360 SF anchor box**
- **Unit 501: 4,329 SF unit with 2nd generation restaurant utilities in place**

Tenant Roster

4429-100	**Available**	**31,360 SF**
4429-110	Concentra Health Services	9,381 SF
4429-120	Redline Athletics	8,248 SF
4429-130	El Dorado Furniture	63,694 SF
4429-140	Candy Wonderland	7,233 SF
4429-150	Dogtopia of SWFL	6,664 SF
4429-170	Ginza Asian Cuisine	6,457 SF
4429-205	Envy	882 SF
4429-210	Sylvana Hair Salon	1,910 SF
4429-220	Miracle Ear	1,011 SF
4429-230-250	Vicky's Bakery	3,213 SF
4429-260	**Available Outparcel**	**8,317 SF**

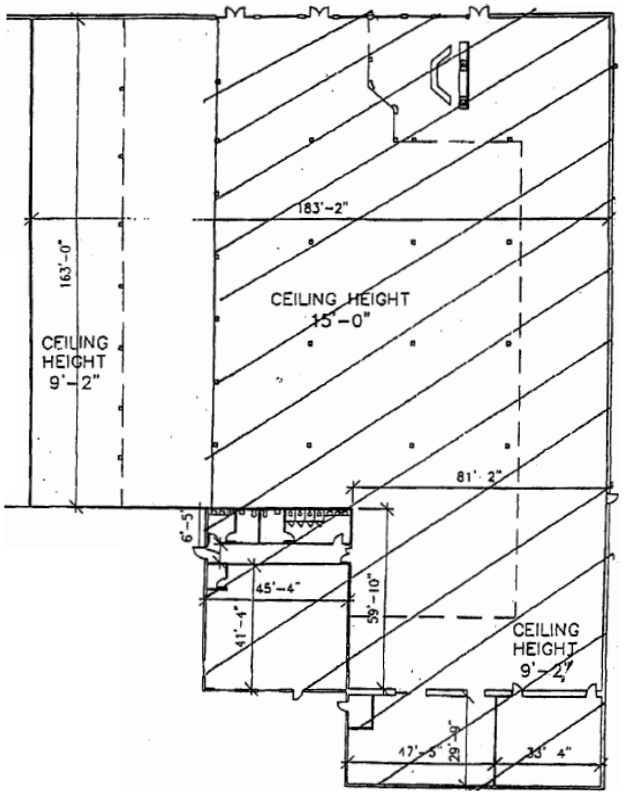
4329-601	Iguana Mia	5,302 SF
4329-521	Quinceanera Boutique	1,872 SF
4329-501	**Available**	**4,329 SF**
4329-401	Society Hair Salon	1,178 SF
4329-301	Aquarium Reef Center	1,880 SF
4329-250	Affordable Dentures	2,184 SF
4329-201	Gordillo's Melting Rolls	1,794 SF
4329-101	Oceans Nail Salon	1,978 SF
4411	Hooters	3,676 SF
4427	Metro PCS	2,800 SF

4455 A	Optical Outlets	3,000 SF
4455 B	Vista Surfaces	3,480 SF
4455 C	Check Cashing Store	1,120 SF
2035 A-B	Office	3,000 SF

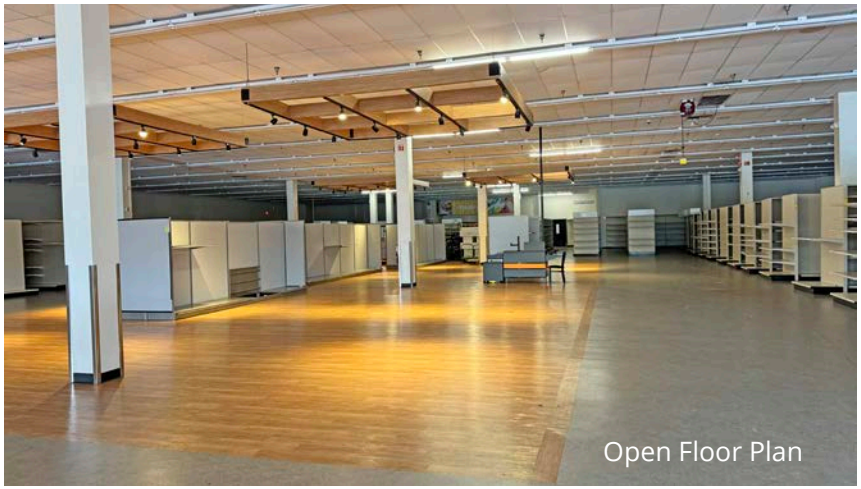
4429 Cleveland Avenue, Fort Myers, FL

Anchor Box

- 31,360 SF
- End cap
- Former Big Lots
- Move in ready condition
- 2 Clearances:
  - 13 FT 9” floor to ceiling tile
  - 17 FT 10” floor to joist
- Truck well with 2 loading docks



Entrance


Open Floor Plan

Loading Docks

Warehouse

Additionnal Data

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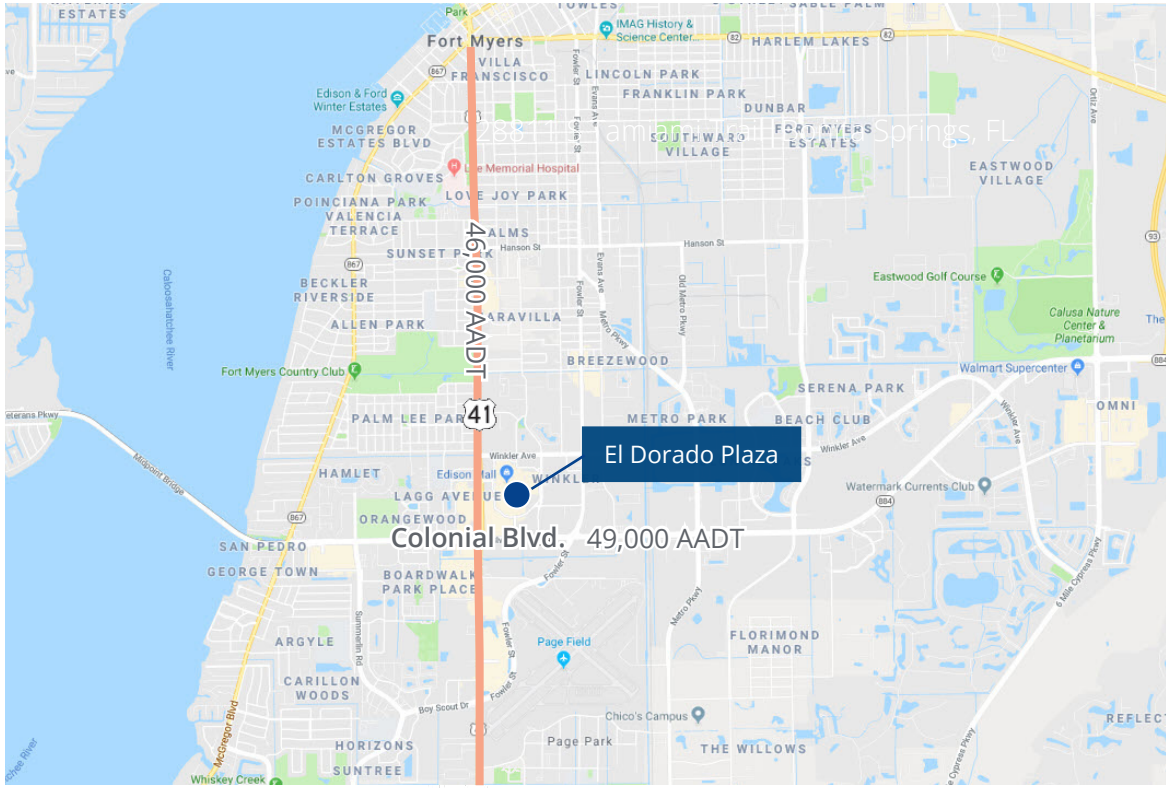

Demographics

Daytime Population
1-Mile: 18,098
3-Mile: 99,946
5-Mile: 217,534

Population Change
(2024-29)
1-Mile: 1.5%
3-Mile: 4.6%
5-Mile: 4.7%

Average HH Income
1-Mile: $80,988
3-Mile: $91,146
5-Mile: $96,629

Households
1-Mile: 4,713
3-Mile: 30,243
5-Mile: 74,847

Median Age
1-Mile: 38.9
3-Mile: 40.9
5-Mile: 47.1

Traffic - AADT
US 41: 46,000
Colonial: 49,000

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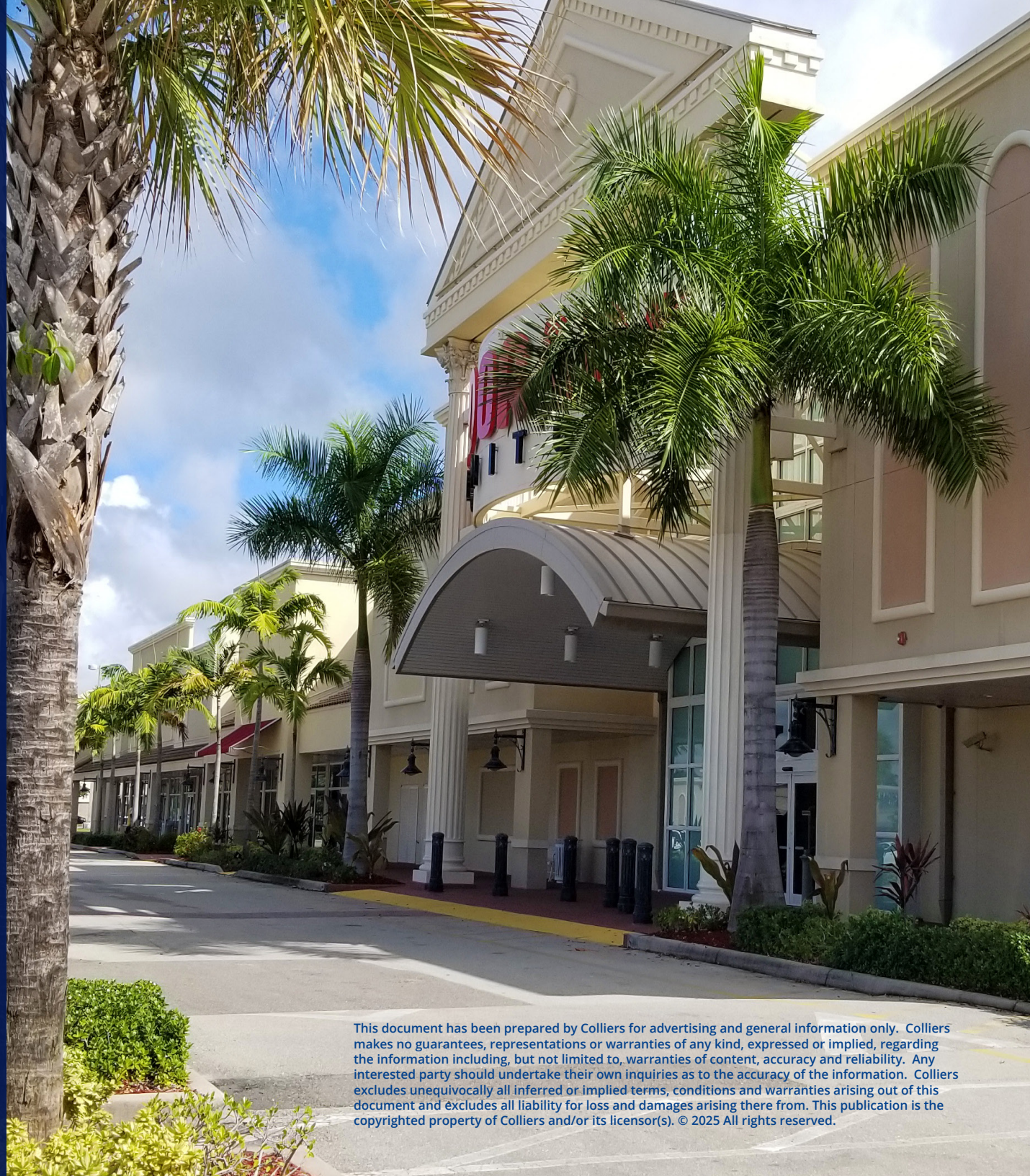
View All Listings



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