

WAREHOUSE/STORAGE SPACE

US 41 NEAR ACROSS FROM PAGE FIELD



FOR LEASE

11120 S CLEVELAND AVENUE, FORT MYERS, FL 33907



UNIT	SIZE (SF)	OVERHEAD DOOR	LEASE RATE (PSF)	MONTHLY BASE RENT	CAM (PSF)	MONTHLY CAM	MONTHLY SALES TAX	MONTHLY TOTAL
W-1	1,872 48' x 39'	10' x 8' (1.5' Dock Height)	\$10.00	\$1,560.00	\$5.50	\$858.00	\$120.90	\$2,538.90
W-2	1,297 33' x 39'	12' x 10' Grade Level	\$10.00	\$1,080.83	\$5.50	\$594.46	\$83.76	\$1,759.06

LEASE RATE: \$10.00 PSF NNN

CAM: \$5.50 PSF

LOCATION: Located on US 41 (S Cleveland Avenue), just north of the S Airport Drive intersection and just south of Boy Scout Drive

ZONING: C2 - Commercial (Lee County)

YEAR BUILT: 1977

WAREHOUSE/STORAGE

Ideally positioned along the bustling US 41, one Fort Myers' main thoroughfares, this warehouse space is situated in the rear of a two-tenant retail center across from Page Field Airport. While the interior of the space is wired, it does not have access to power, as there is no electric meter installed. The prime location and layout make it an ideal choice for storage needs.

CONTACT

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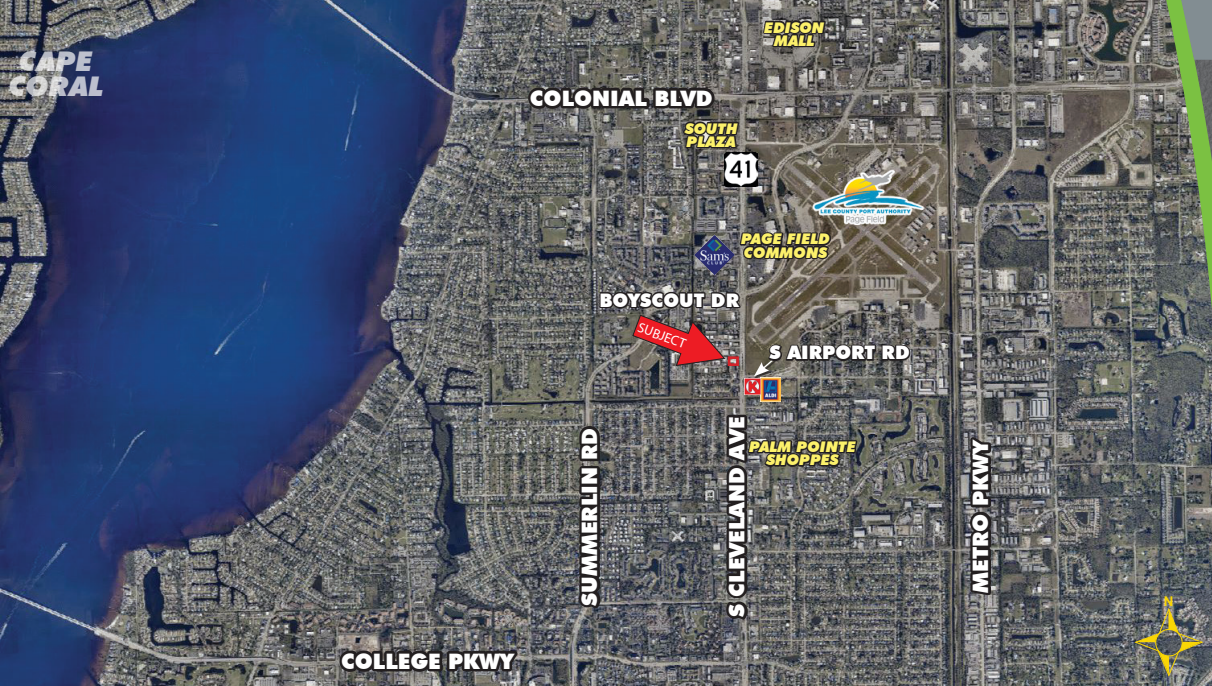
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HIGHLIGHTS

- Prime location on US 41
- Ample parking
- Affluent trade area and a multitude of nearby homes and apartments



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2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	12,232	67,538	151,623
EST. HOUSEHOLDS	4,876	30,124	70,205
EST. MEDIAN HOUSEHOLD INCOME	\$43,030	\$59,411	\$62,845
TRAFFIC COUNTS (2022)	63,000 AADT		

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