

# 35,782 SF ON 5+ ACRES - US 41

**3621 CLEVELAND AVENUE  
FORT MYERS, FL 33901**



## PROPERTY INFORMATION

- ◆ **PRICE: \$4,250,000**
- ◆ **PREFERRED SELLER LEASEBACK**
- ◆ **COMMERCIAL INTENSIVE**
- ◆ **DEVELOPMENT INCENTIVES**

**FOR MORE INFORMATION CONTACT:**  
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## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
<b>Population</b>	9,930	47,528	134,553
<b>Average HH Income</b>	\$51,054	\$55,491	\$59,286
<b>Households</b>	4,504	20,079	58,229
<b>Employees</b>	15,563	71,754	125,934

*DemographicsNow - 2008 data*

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## REMARKS

Rare opportunity to purchase 5 acres on busy US 41. Nestled in between a McDonalds and a Walgreens, this listing sits across from the Fort Myers Country Club and offers many possibilities for development. The property also features an existing 35,872 sf of improvements with an operational auto sales, leasing, service, body and storage business that would prefer a 5-year leaseback but the property can be vacated upon request. US 41 features a daily traffic count of over 50,000 vehicles. The property is surrounded by intensive commercial development and multi-family.

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## LOCATOR MAP



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