

PALM POINTE SHOPPES

11521-11801 S. CLEVELAND AVENUE

FORT MYERS, FL 33907



24,899 SF



RETAIL FOR LEASE

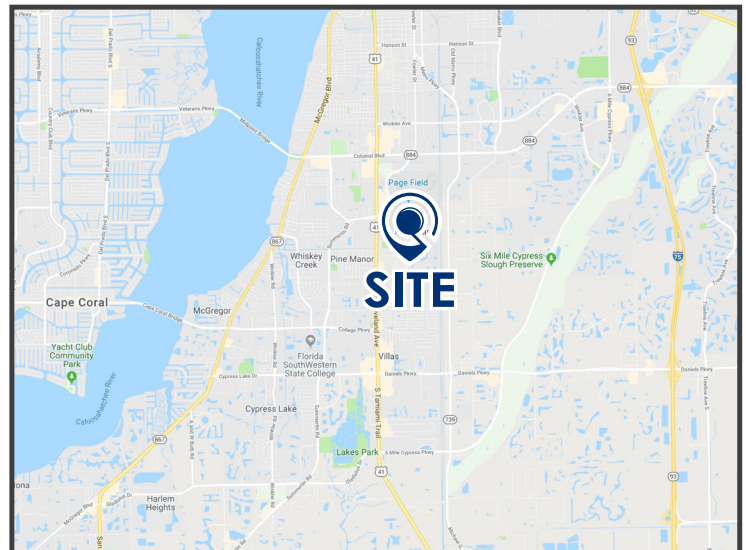


\$10.00 - \$24.00 PSF

PROPERTY INFORMATION

Lease Rate:	\$10.00 - \$24.00 PSF
Min. Size Available:	1,380 SF
Max. Contiguous Available:	10,099 SF
Total Available Size:	24,899 SF
Total GLA:	108,600SF
Year Built / Refurbished:	2008 / 2018
Tamiami Trail (US 41) AADT:	68,000 CPD
Fowler Road (North) AADT:	38,000 CPD
College Parkway (South) AADT:	37,000 CPD

- Over 100,000 SF shopping center located on US 41 with full access to a traffic light.
- Ideally located in the heart of Fort Myers between Daniels Parkway and Colonial Boulevard, nestled between two Cape Coral bridges, at a signalized intersection.
- Join Starbucks, FedEx, Honey Baked Ham, Mattress Firm and other national brands.
- Small shop and midsize box available, with ample parking and highly visible signage opportunities.



DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
Total Population	15,039	68,478	147,389
Five-Year Increase	1.7%	1.8%	1.9%
Avg Household Income	\$38,971	\$62,912	\$67,360
Total Households	6,411	31,712	67,302
Daytime Employees	8,347	70,900	113,058

(Applied Geographic Solutions 2019)

LQWEST.COM/PALM-POINTE

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COMING SOON
285 Market Rate Apartments

PALM POINTE AVAILABLE UNITS

BUILDING	UNIT #	SIZE (SF)	\$ PSF NNN	DESCRIPTION
11521	1	10,099	\$10.00	Former Fortunoff Space - Freestanding Building Available April 1, 2020
11601	8	7,120	\$10.00	Divisible Retail Space
11609	26	2,400	\$14.00	Former Yoga Studio
11609	30	2,400	\$14.00	Former Restaurant with some FF&E
11621	20	1,380	\$24.00	Former Tervis Space
11621	60	1,500	\$18.00	White Box

**** Unit 1 is occupied - please do not disturb tenants ****



Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.