

1,500± Sq. Ft. Retail Space For Lease on US 41



LOCATION: 5030 South Cleveland Avenue, Fort Myers, FL 33907

STRAP #: 02-45-24-P3-00065.002A

POPULATION:

1 Mile	8,507
3 Mile	57,048
5 Mile	127,938

ZONING: B-2 Commercial

SIZE: 1,500± Sq. Ft.

AVERAGE HOUSEHOLD INCOME:

1 Mile	\$39,550
3 Mile	\$53,291
5 Mile	\$54,457

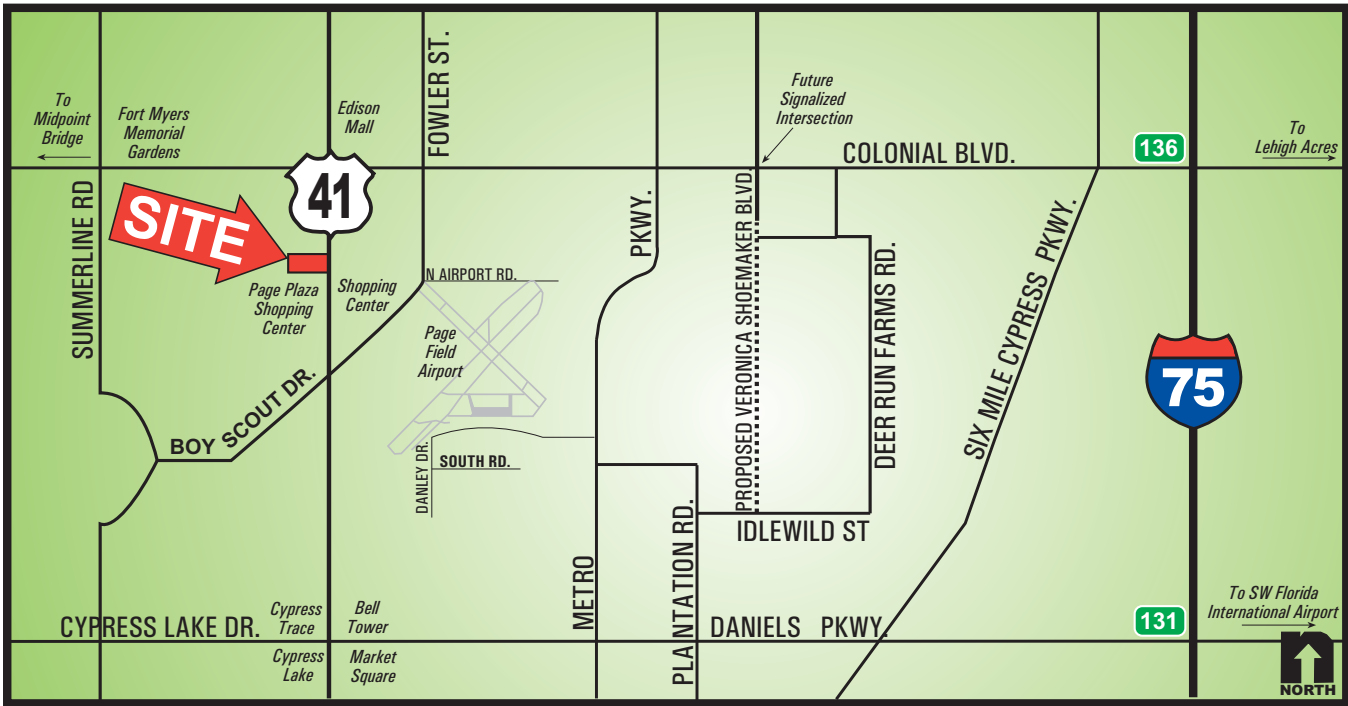
PRICE: \$24.00 Per Sq. Ft. NNN

CAM: \$5.89 Per Sq. Ft.

COMMENTS: Superb retail opportunity in the brand new Alltel building on US 41 across from Page Field and adjacent to Sam's Plaza. Owner-supplied vanilla shell. Great visibility and exposure. Start interior construction now and be in by season!

CONTACT: ROBYN WRIGHT
PHONE: (239) 425-6039
E-MAIL: rwright@dw-cr.com

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