

FOR LEASE

Plaza 41 South

12575 S Cleveland Ave. Fort Myers, FL 33907



CUSHMAN &
WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



Property Highlights

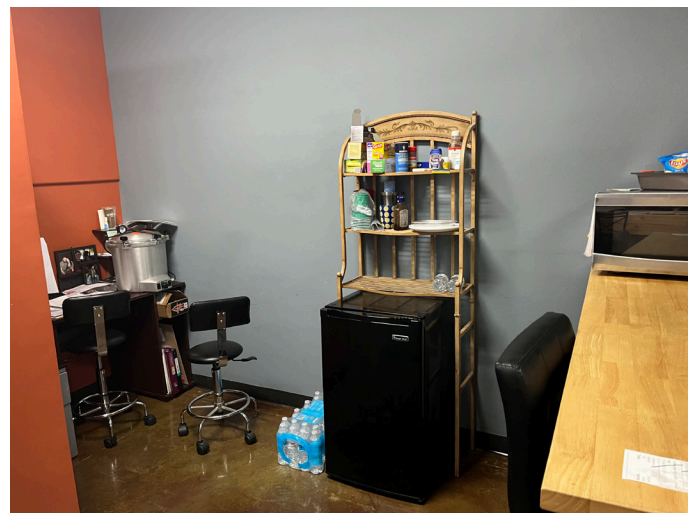
Address	12575 S Cleveland Ave. Fort Myers, FL 33907
Year Built	2004
Total Bldg. SF	14,560 SF
Available SF	1,400 SF
Rate	\$20.00/ SF
CAM	\$8.40 / SF
Parking	4.67/1,000 SF
Zoning	C-2
Signage	Monumental Signage
Available Units	1



Available Units

Unit Number	Square Footage	Base Rent NNN	CAM / SF	Total (No Sales Tax Included)
Unit 3	1,400 SF	\$20.00 / SF	\$8.40	\$3,313.33

*Available 08/01/2024



- Located in the heart of Fort Myers retail and shopping district
- Incredible visibility on US 41 just North of College Parkway
- High traffic counts (51,000 AADT on 41) & growing fast
- Anchor tenant Truelieve

- Ample Parking
- A recent upgrade to the exterior with a fresh new coat of paint
- Well maintained property with great exposure and pylon signage
- Access from Austin Street

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