

FOR LEASE

# Plaza 41 South

12575 S Cleveland Ave. Fort Myers, FL 33907



## Property Highlights

<b>Address</b>	12575 S Cleveland Ave. Fort Myers, FL 33907	<b>CAM</b>	\$8.40 / SF
<b>Year Built</b>	2004	<b>Parking</b>	4.67/1,000 SF
<b>Total Bldg. SF</b>	14,560 SF	<b>Zoning</b>	C-2
<b>Available SF</b>	2,817 SF	<b>Signage</b>	Monumental Signage
<b>Rate</b>	\$25.00/ SF		

Unit Number	Square Footage	Base Rent NNN	CAM / SF	Total (No Sales Tax Included)
Unit 7-8	2,817 SF	\$25.00 / SF	\$8.40	\$7,840.65

\*Available 03/01/2025

- Located in the heart of Fort Myers retail and shopping district
- Incredible visibility on US 41 just North of College Parkway
- High traffic counts (56,000 AADT on 41) & growing fast
- Ample Parking
- Zoning offers multiple acceptable uses to include personal services, retail, restaurant, and more.
- Access from Austin Street
- Exterior painted and new roof in 2024

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