

READY, SET, SALON!

2960-2976 S CLEVELAND AVENUE, FORT MYERS, FL



FOR LEASE

For Lease: \$9.75 SF/YR NNN

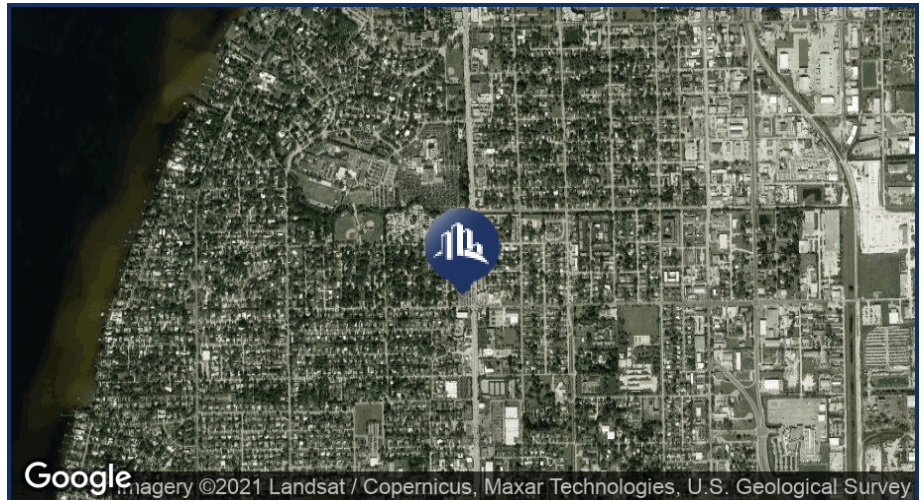
Salon Available!

1,200/SF

3,400/SF Wide Open Space -

Double Door Side Entrance

\$6.00/SF/YR NNN



Features:

- COMPETITIVE PRICING!
- Superior US 41 Location!
- Lighted Intersection!
- Excellent Access!
- High Traffic Counts!
- Parking! Parking! Parking!
- Near Bustling Downtown Ft. Myers and Lee Memorial Hospital!
- DO NOT DISTURB TENANTS!

Contact:

Theresa Blauch-Mitchell, CCIM

1922 Victoria Ave Ste A Ft Myers, FL 33901

239.265.2628

theresa@ccim.net

FL #BK3202944

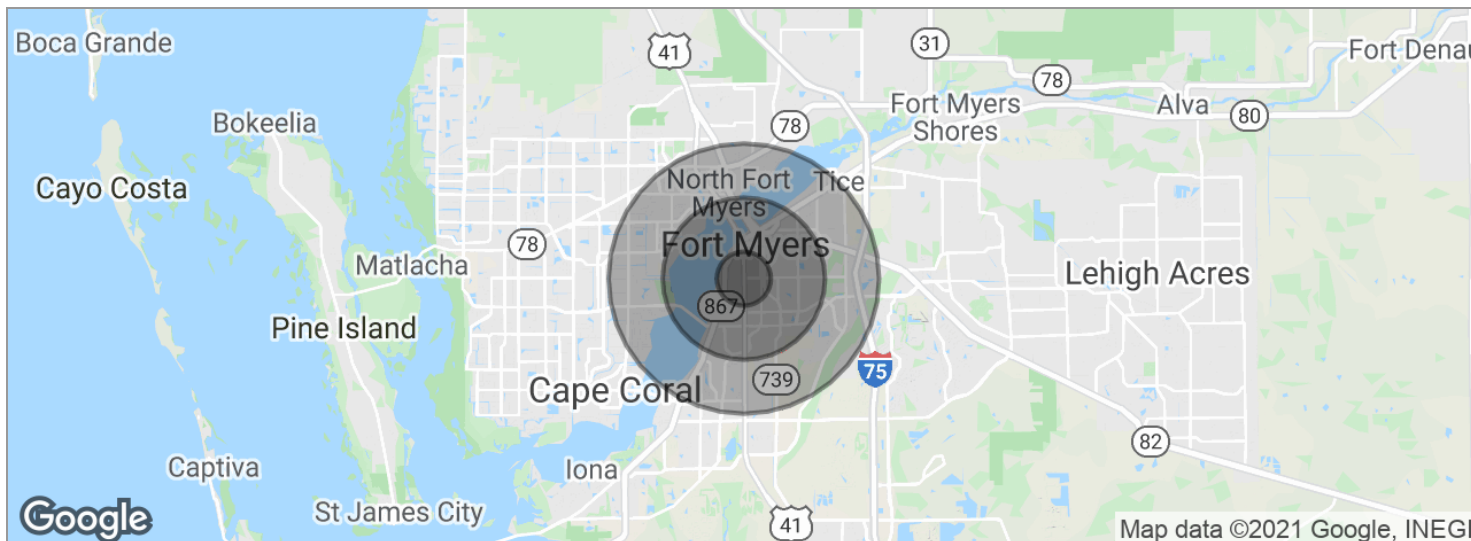
*Each office Independently Owned and Operated

READY, SET, SALON!

2960-2976 S CLEVELAND AVENUE, FORT MYERS, FL

SperryCGA - The Signature Group // 1922 VICTORIA AVENUE, SUITE A, FORT MYERS, FL 33901 // SPERRYCGA.COM

DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,848	52,125	135,116
Median age	38.6	38.4	40.7
Median age (male)	39.2	37.2	39.4
Median age (Female)	37.7	39.5	41.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,392	21,393	55,166
# of persons per HH	2.3	2.4	2.4
Average HH income	\$53,449	\$55,308	\$58,657
Average house value	\$281,545	\$225,556	\$221,720

* Demographic data derived from 2010 US Census