



# PAGE FIELD PLAZA

10970 S. CLEVELAND AVENUE  
UNIT 404  
FORT MYERS, FL 33907

OFFICE  
FOR SALE



2,430 SF



OFFICE FOR SALE



\$329,000 (\$135.00 PSF)

## PROPERTY SUMMARY

Sale Price:	\$329,000 (\$135.00 PSF)
Lease Rate:	\$11.00 PSF (CAM \$1.72 PSF)
Total Size Available:	2,430 SF
Total RBA:	13,964 SF
Year Built:	2007
Zoning:	C-2 (Commercial)
Cleveland Avenue (US-41) AADT:	57,000 CPD
Boy Scout Drive AADT:	36,000 CPD
Parking Spaces:	44

- Zoned C-2 which has a wide variety of approved uses.
- 2020 Property Taxes (Unit 404): \$2,636.21.
- Roll up door is 10x10
- Easy access from S. Cleveland Avenue and Boy Scout Drive
- Unit is very well maintained with fresh paint and ready for immediate occupancy.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	12,912	68,965	154,320
# Households	5,299	30,020	71,600



3555 Kraft Road Suite 260, Naples, FL 34105

ADAM PALMER, CCIM, SIOR  
PRINCIPAL & MANAGING  
DIRECTOR

D: 239.275.4922 x410  
C: 239.898.8686  
apalmer@lqwest.com

STEVE WOOD  
ASSOCIATE

D: 239.275.4922 x269  
C: 239.281.1001  
swood@lqwest.com

[PROPERTIES.LQWEST.COM/PAGE-FIELD-PLAZA-404](https://PROPERTIES.LQWEST.COM/PAGE-FIELD-PLAZA-404)

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.

TAMPA



ORLANDO



FORT MYERS



NAPLES

