



# FREESTANDING BUILDING ON US-41

2320 CLEVELAND AVENUE  
FORT MYERS, FL 33901

# FREESTANDING BUILDING & LAND

FOR SALE



10,000 SF / 0.10 AC



FREESTANDING BUILDING  
& LOT FOR SALE



\$1,650,000

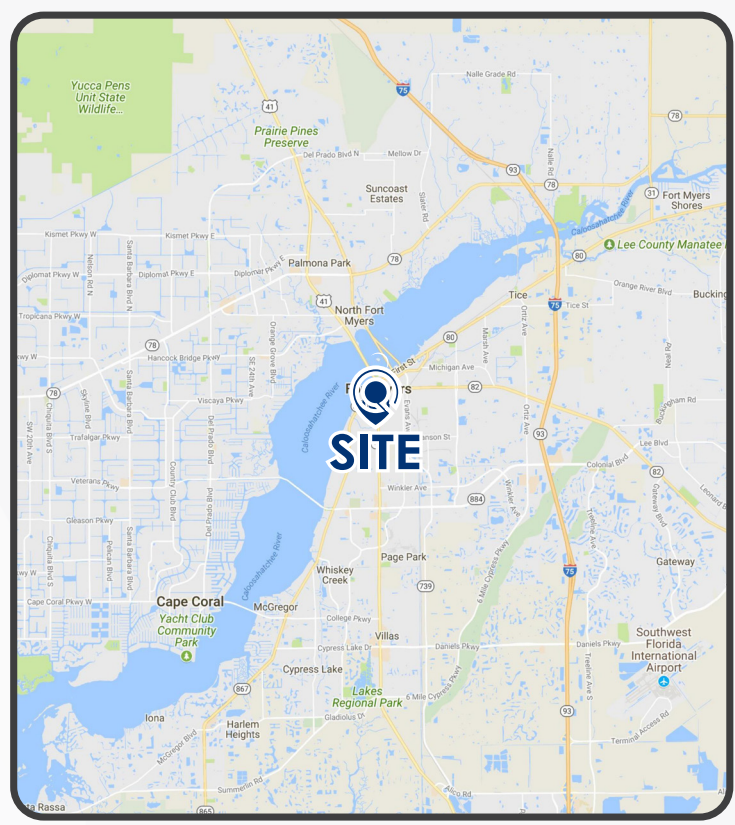
### PROPERTY INFORMATION

Sale Price:	\$1,650,000
Building Size:	10,000 SF
Cleveland AVE (US-41) AADT:	39,500 CPD
Parking Spaces:	40

- Recently built-out call center, just vacated by the US Census.
- Signage and frontage directly on US-41.
- Conveniently located on US-41/Cleveland Avenue.
- Less than one-mile north of Lee Memorial Hospital and less than one-mile south of the Lee County Courthouse and the epicenter of Downtown Fort Myers.
- Ability to increase parking.

DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Total Population	7,761	55,517	155,589
2025 Increase	2.4%	1.9%	1.9%
Avg HH Income	\$73,317	\$61,248	\$61,649
# Households	3,094	23,574	64,968
# Employees	12,204	44,872	96,510

(Applied Geographic Solutions 2020)



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**VIEW PROPERTY WEBSITE**

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.

