FOR LEASE

Redevelopment Opportunity at Edison Mall SRS Real Estate Partners

4125 Cleveland Ave | Fort Myers, FL



Overview

TOTAL GLA	144,175 SF
AVAII ARI E	

FORMER STORE 123,000 SF

FORMER AUTO 21,210 SF

CENTER

Contact Broker **LEASE RATE**



Contact

MARK SNEED, CCIM, CRX, CLS 813.371.1080 | mark.sneed@srsre.com

JORDAN GOLDBLUM

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Description

- Redevelopment opportunity at Edison Mall, a 1,051,000 SF center anchored by Dillard's, JCPenney and Macy's
- 144,175 SF former department store and auto center for lease with the ability to subdivide
- Located at NEC of Tamiami Trail (US-41) and Colonial Blvd and 4 miles west of I-75

Nearby Retailers

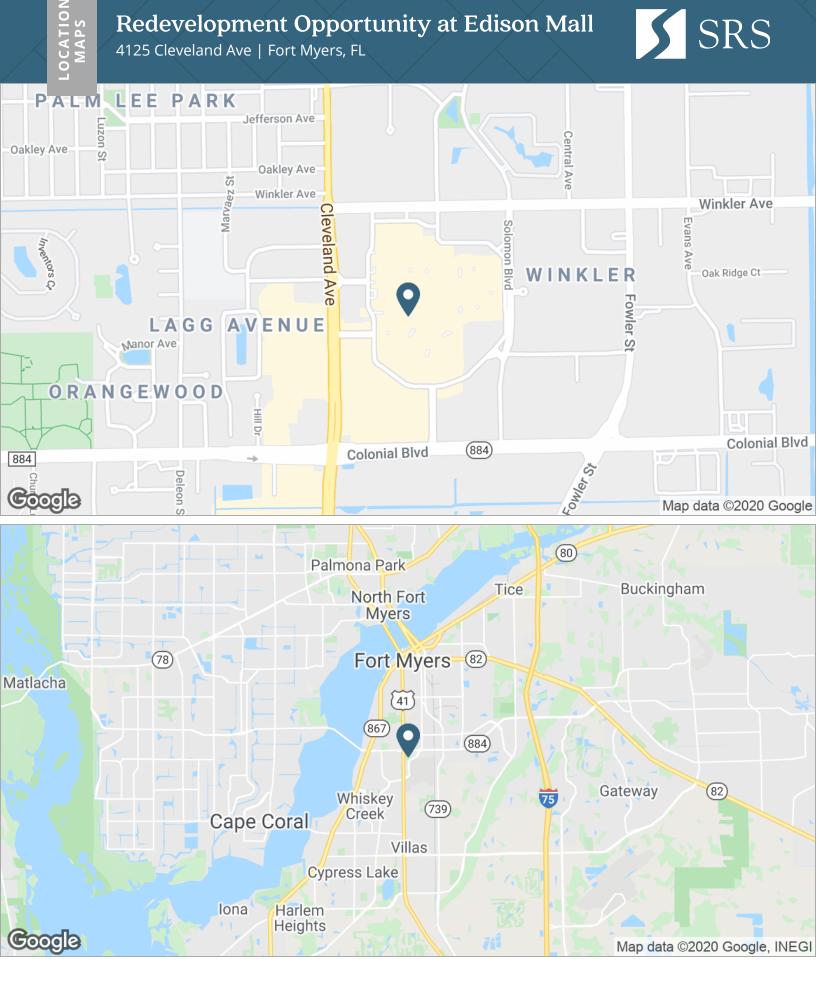




Demographics	3 MILES	5 MILES	10 MILES
Total Population	63,424	150,194	468,880
2024 Growth	2.04%	1.89%	1.80%
Avg. HH Income	\$60,880	\$70,336	\$74,229
Daytime Population	90,963	191,626	475,423
Year: 2019 Source: ESRI			

Traffic Counts

US 41	49,000 VPD
Winkler Ave	19,100 VPD
Colonial Blvd	54,500 VPD
Solomon Blvd	7,400 VPD
Year: 2019 Source: FDOT	







Executive Summary 4125 Cleveland Ave | Fort Myers, FL



2010 Households		3 miles	5 miles	10 miles
2000 Population	Population			
2010 Population	2019 Population	63,424	150,194	468,880
2010 Population	2000 Population	51,023	117,174	310,573
2024 Population 70,167 164,929 512,700 2000-2010 Annual Rate 0.61% 0.89% 2.61% 2.61% 2010-2019 Population: Annual Growth Rate 1.71% 1.74% 1.69% 2019-2024 Population: Annual Growth Rate 2.04% 1.89% 1.89% 2019 Median Age 38.4 44.8 47.4		54,239	128,065	401,654
2010-2019 Population: Annual Growth Rate 1.71% 1.74% 1.69% 1.89% 2.019-2024 Population: Annual Growth Rate 38.4 44.8 47.4 44.8 47.4 40.8 47.4		70,167	164,929	512,700
2019-2024 Population: Annual Growth Rate 2.04% 1.89% 2.180% 2.19 Median Age 38.4 44.8 47.4	2000-2010 Annual Rate	0.61%	0.89%	2.61%
Name	2010-2019 Population: Annual Growth Rate	1.71%	1.74%	1.69%
Novembolds	2019-2024 Population: Annual Growth Rate	2.04%	1.89%	1.80%
2000 Households	2019 Median Age	38.4	44.8	47.4
2010 Households	Households			
2019 Total Households	2000 Households	21,599	49,984	131,645
2019 Total Households	2010 Households	22,854	56,117	170,006
2024 Total Households 29,685 72,312 214,949 2000-2010 Annual Rate 0.57% 1.16% 2.59% 2010-2019 Households: Annual Growth Rate 1.69% 1.72% 1.60% 2019-2024 Households: Annual Growth Rate 2.15% 1.93% 1.76% 2019 Average Household Size 2.31 2.32 2.33 Housing Units 3.3,877 86,566 262,919 2019 Total Housing Units 12,239 38,804 135,578 2019 Renter Occupied Housing Units 14,452 26,926 61,389 2019 Vacant Housing Units 14,452 26,926 61,389 2019 White Alone 60.9% 70.9% 79.5% 2019 White Alone 25.1% 17.2% 9.6% 2019 Black Alone 25.1% 17.2% 9.6% 2019 Asian Alone 1.7% 2.2% 1.9% 2019 Asian Alone 4.0% 0.4% 0.4% 2019 Hispanic Origin (Any Race) 23.0% 19.5% 21.5% Interview Interview Interview Interview Inter	2019 Total Households			
2000-2010 Annual Rate 0.57% 1.16% 2.59% 2010-2019 Households: Annual Growth Rate 1.69% 1.72% 1.60% 2019-2024 Households: Annual Growth Rate 2.15% 1.93% 1.76% 2019 Average Household Size 2.31 2.23 2.35 Housing Units 33,877 86,566 26,919 2019 Owner Occupied Housing Units 12,239 38,804 135,578 2019 Renter Occupied Housing Units 14,452 26,926 61,389 2019 Vacant Housing Units 7,186 20,836 55,951 Race and Ethnicity 2019 White Alone 60.9% 70.9% 79.5% 2019 Black Alone 25.1% 17.2% 9,6% 2019 Pacific Islander Alone 0.4% 0.4% 0.4% 2019 Pacific Islander Alone 0.1% 0.1% 0.1% 2019 Pacific Islander Alone 9.6% 9.0 35,388 2019 Average Household Income \$40,699 \$50,473 \$53,388 2019 Median Household Income \$60,880 \$70,336<	2024 Total Households	29,685		
2010-2019 Households: Annual Growth Rate	2000-2010 Annual Rate			
2019-2024 Households: Annual Growth Rate 2.15% 1.93% 1.76% 2019 Average Household Size 2.31 2.23 2.35 Housing Units 33,877 86,566 262,919 2019 Owner Occupied Housing Units 12,239 38,804 135,578 2019 Renter Occupied Housing Units 14,452 26,926 61,389 2019 Vacant Housing Units 7,186 20,836 65,951 Race and Ethnicity 2019 Mile Alone 25.1% 17.2% 9.6% 2019 Alback Alone 25.1% 17.2% 9.6% 2019 Alback Alone 25.1% 17.2% 9.6% 2019 American Indian/Alaska Native Alone 0.4% 0.4% 0.4% 2019 Again Alone 1.7% 2.2% 1.9% 2019 Pacific Islander Alone 0.1% 0.1% 0.1% 2019 Page Household Income \$40,699 \$50,473 \$53,398 2019 Median Household Income \$40,699 \$50,473 \$53,398 2019 Average Household Income \$60,880 \$70,336	2010-2019 Households: Annual Growth Rate			
Mousing Units				
Notation Name				
2019 Total Housing Units 33,877 86,566 262,919 2019 Owner Occupied Housing Units 12,239 38,804 135,758 2019 Nenter Occupied Housing Units 14,452 26,926 61,389 2019 Vacant Housing Units 7,186 20,836 65,951 Race and Ethnicity 2019 White Alone 60.9% 70.9% 79.5% 2019 Black Alone 25.1% 17.2% 9.6% 2019 American Indian/Alaska Native Alone 0.4% 0.4% 0.4% 2019 Pacific Islander Alone 1.7% 2.2% 1.9% 2019 Pacific Islander Alone 0.1% 0.1% 0.1% 2019 Hispanic Origin (Any Race) 23.0% 19.5% 21.5% Total 2019 Median Household Income \$40,699 \$50,473 \$53,398 2019 Average Household Income \$60,880 \$70,336 \$74,229 Per Capita Income \$40,699 \$50,473 \$31,261 2019 Population 25+ by Educational Attainment Total 44,115 111,513 352,340 High School Graduate 24.6% <td>-</td> <td>2.01</td> <td></td> <td>2.00</td>	-	2.01		2.00
2019 Owner Occupied Housing Units 12,239 38,804 135,578 2019 Renter Occupied Housing Units 14,452 26,926 61,389 2019 Vacant Housing Units 7,186 20,836 65,951 Race and Ethnicity 2019 White Alone 60.9% 70.9% 79.5% 2019 Black Alone 25.1% 17.2% 9.6% 2019 American Indian/Alaska Native Alone 0.4% 0.4% 0.4% 2019 Asian Alone 1.7% 2.2% 1.9% 2019 Pacific Islander Alone 0.1% 0.1% 0.1% 2019 Hispanic Origin (Any Race) 33.0% 19.5% 21.5% Income 2019 Median Household Income \$40,699 \$50,473 \$53,398 2019 Average Household Income \$60,880 \$70,336 \$74,229 Per Capita Income \$40,699 \$50,473 \$53,398 2019 Population 25+ by Educational Attainment 111,513 352,340 High School Graduate 24,6% 25.0% 27.3% GED/Alternative Credential 3,9% 3,9% <td></td> <td>22 077</td> <td>96 E66</td> <td>262.010</td>		22 077	96 E66	262.010
2019 Renter Occupied Housing Units 14,452 26,926 61,389 2019 Vacant Housing Units 7,186 20,836 65,951 Race and Ethnicity Second		,	,	
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Race and Ethnicity Common Section Sect			,	
2019 White Alone 60.9% 70.9% 79.5% 2019 Black Alone 25.1% 17.2% 9.6% 2019 American Indian/Alaska Native Alone 0.4% 0.4% 0.4% 2019 Asian Alone 1.7% 2.2% 1.9% 2019 Pacific Islander Alone 0.1% 0.1% 0.1% 2019 Hispanic Origin (Any Race) 23.0% 19.5% 21.5% Income 2019 Median Household Income \$40,699 \$50,473 \$53,398 2019 Average Household Income \$60,880 \$70,336 \$74,229 Per Capita Income \$60,880 \$70,336 \$74,229 Per Capita Income \$44,115 111,513 352,340 Bilgh School Graduate 24.6% 25.0% 27.3% GED/Alternative Credential 3.9% 3.9% 3.9% Some College, No Degree 18.6% 18.9% 19.6% Associate Degree 18.3% 18.7% 17.9% Graduate/Professional Degree 9.9% 11.3% 10.4% Data for all busi	-	7,186	20,836	65,951
2019 Black Alone 25.1% 17.2% 9.6% 2019 American Indian/Alaska Native Alone 0.4% 0.4% 0.4% 2019 Asian Alone 1.7% 2.2% 1.9% 2019 Pacific Islander Alone 0.1% 0.1% 0.1% 2019 Hispanic Origin (Any Race) 23.0% 19.5% 21.5% Income 2019 Median Household Income \$40,699 \$50,473 \$53,398 2019 Average Household Income \$60,880 \$70,336 \$74,229 Per Capita Income \$25,926 \$30,714 \$31,261 2019 Population 25+ by Educational Attainment 2019 111,513 352,340 High School Graduate 24.6% 25.0% 27.3% GED/Alternative Credential 3.9% 3.9% 3.9% Some College, No Degree 18.6% 18.9% 19.6% Associate Degree 9.6% 9.3% 9.4% Bachelor's Degree 18.3% 18.7% 17.9% Graduate/Professional Degree 9.9% 11.3% 10.4%	-			
2019 American Indian/Alaska Native Alone 0.4% 0.4% 0.4% 2019 Asian Alone 1.7% 2.2% 1.9% 2019 Pacific Islander Alone 0.1% 0.1% 0.1% 2019 Hispanic Origin (Any Race) 23.0% 19.5% 21.5% Income 2019 Median Household Income \$40,699 \$50,473 \$53,398 2019 Average Household Income \$60,880 \$70,336 \$74,229 Per Capita Income \$25,926 \$30,714 \$31,261 2019 Population 25+ by Educational Attainment 44,115 111,513 352,340 High School Graduate 24.6% 25.0% 27.3% GED/Alternative Credential 3.9% 3.9% 3.9% Some College, No Degree 18.6% 18.9% 19.6% Associate Degree 9.6% 9.3% 9.4% Bachelor's Degree 18.3% 18.7% 17.9% Graduate/Professional Degree 9.9% 11.3% 10.4% Data for all businesses: 5,870 11,717 24,171	2019 White Alone	60.9%	70.9%	79.5%
2019 Asian Alone 1.7% 2.2% 1.9% 2019 Pacific Islander Alone 0.1% 0.1% 0.1% 2019 Hispanic Origin (Any Race) 23.0% 19.5% 21.5% Income 2019 Median Household Income \$40,699 \$50,473 \$53,398 2019 Average Household Income \$60,880 \$70,336 \$74,229 Per Capita Income \$25,926 \$30,714 \$31,261 2019 Population 25+ by Educational Attainment 44,115 111,513 352,340 High School Graduate 24.6% 25.0% 27.3% GED/Alternative Credential 3.9% 3.9% 3.9% Some College, No Degree 18.6% 18.9% 19.6% Associate Degree 9.6% 9.3% 9.4% Bachelor's Degree 18.3% 18.7% 17.9% Graduate/Professional Degree 9.9% 11.3% 10.4% Data for all businesses in area 5,870 11,717 24,171 Total Employees: 5,870 11,717 24,171		25.1%	17.2%	9.6%
2019 Pacific Islander Alone 0.1% 0.1% 0.1% 2019 Hispanic Origin (Any Race) 23.0% 19.5% 21.5% Income 2019 Median Household Income \$40,699 \$50,473 \$53,398 2019 Average Household Income \$60,880 \$70,336 \$74,229 Per Capita Income \$25,926 \$30,714 \$31,261 2019 Population 25+ by Educational Attainment Total 44,115 111,513 352,340 High School Graduate 24.6% 25.0% 27.3% GED/Alternative Credential 3.9% 3.9% 3.9% Some College, No Degree 18.6% 18.9% 19.6% Associate Degree 9.6% 9.3% 9.4% Bachelor's Degree 18.3% 18.7% 17.9% Graduate/Professional Degree 9.9% 11.3% 10.4% Data for all businesses in area Total Employees: 5,870 11,717 24,171 Total Residential Population: 60,057 114,806 216,340 Total Res	2019 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2019 Hispanic Origin (Any Race) 23.0% 19.5% 21.5% Income \$40,699 \$50,473 \$53,398 2019 Average Household Income \$60,880 \$70,336 \$74,229 Per Capita Income \$25,926 \$30,714 \$31,261 2019 Population 25+ by Educational Attainment *** *** *** Total 44,115 111,513 352,340 High School Graduate 24.6% 25.0% 27.3% GED/Alternative Credential 3.9% 3.9% 3.9% Some College, No Degree 18.6% 18.9% 19.6% Associate Degree 9.6% 9.3% 9.4% Bachelor's Degree 18.3% 18.7% 17.9% Graduate/Professional Degree 8.3% 11.3% 10.4% Data for all businesses in area 5,870 11,717 24,171 Total Employees: 5,870 11,717 24,171 Total Residential Population: 63,424 150,194 468,880 Employee/Residential Population: 63,424 1	2019 Asian Alone	1.7%	2.2%	1.9%
The come \$40,699 \$50,473 \$53,398 \$2019 Average Household Income \$60,880 \$70,336 \$74,229 Per Capita Income \$25,926 \$30,714 \$31,261 \$2019 Population 25+ by Educational Attainment Total \$44,115 \$111,513 \$352,340 \$352	2019 Pacific Islander Alone	0.1%	0.1%	0.1%
2019 Median Household Income \$40,699 \$50,473 \$53,398 2019 Average Household Income \$60,880 \$70,336 \$74,229 Per Capita Income \$25,926 \$30,714 \$31,261 2019 Population 25+ by Educational Attainment Total 44,115 111,513 352,340 High School Graduate 24.6% 25.0% 27.3% GED/Alternative Credential 3.9% 3.9% 3.9% Some College, No Degree 18.6% 18.9% 19.6% Associate Degree 9.6% 9.3% 9.4% Bachelor's Degree 18.3% 18.7% 17.9% Graduate/Professional Degree 9.9% 11.3% 10.4% Data for all businesses in area 5,870 11,717 24,171 Total Employees: 50,057 114,806 216,340 Total Residential Population: 63,424 150,194 468,880 Employee/Residential Population Ratio: 0.95:1 0.76:1 0.46:1 2019 Total Daytime Population 90,963 191,626 475,423 Workers 57,998 109,433 206,589	2019 Hispanic Origin (Any Race)	23.0%	19.5%	21.5%
2019 Median Household Income \$40,699 \$50,473 \$53,398 2019 Average Household Income \$60,880 \$70,336 \$74,229 Per Capita Income \$25,926 \$30,714 \$31,261 2019 Population 25+ by Educational Attainment Total 44,115 111,513 352,340 High School Graduate 24.6% 25.0% 27.3% GED/Alternative Credential 3.9% 3.9% 3.9% Some College, No Degree 18.6% 18.9% 19.6% Associate Degree 9.6% 9.3% 9.4% Bachelor's Degree 18.3% 18.7% 17.9% Graduate/Professional Degree 9.9% 11.3% 10.4% Data for all businesses in area 5,870 11,717 24,171 Total Employees: 50,057 114,806 216,340 Total Residential Population: 63,424 150,194 468,880 Employee/Residential Population Ratio: 0.95:1 0.76:1 0.46:1 2019 Total Daytime Population 90,963 191,626 475,423 Workers 57,998 109,433 206,589	Income			
2019 Average Household Income \$60,880 \$70,336 \$74,229 Per Capita Income \$25,926 \$30,714 \$31,261 2019 Population 25+ by Educational Attainment Total 44,115 111,513 352,340 High School Graduate 24.6% 25.0% 27.3% GED/Alternative Credential 3.9% 3.9% 3.9% Some College, No Degree 18.6% 18.9% 19.6% Associate Degree 9.6% 9.3% 9.4% Bachelor's Degree 18.3% 18.7% 17.9% Graduate/Professional Degree 9.9% 11.3% 10.4% Data for all businesses in area 5,870 11,717 24,171 Total Employees: 60,057 114,806 216,340 Total Residential Population: 63,424 150,194 468,880 Employee/Residential Population Ratio: 0.95:1 0.76:1 0.46:1 2019 Total Daytime Population 90,963 191,626 475,423 Workers 57,998 109,433 206,589		\$40,699	\$50,473	\$53,398
Per Capita Income \$25,926 \$30,714 \$31,261 2019 Population 25+ by Educational Attainment Total 44,115 111,513 352,340 High School Graduate 24.6% 25.0% 27.3% GED/Alternative Credential 3.9% 3.9% 3.9% Some College, No Degree 18.6% 18.9% 19.6% Associate Degree 9.6% 9.3% 9.4% Bachelor's Degree 18.3% 18.7% 17.9% Graduate/Professional Degree 9.9% 11.3% 10.4% Data for all businesses in area Total Businesses: 5,870 11,717 24,171 Total Employees: 60,057 114,806 216,340 Total Residential Population: 63,424 150,194 468,880 Employee/Residential Population Ratio: 0.95:1 0.76:1 0.46:1 2019 Total Daytime Population 90,963 191,626 475,423 Workers 57,998 109,433 206,589	2019 Average Household Income			
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Bachelor's Degree 18.3% 18.7% 17.9% Graduate/Professional Degree 9.9% 11.3% 10.4% Data for all businesses in area Total Businesses: 5,870 11,717 24,171 Total Employees: 60,057 114,806 216,340 Total Residential Population: 63,424 150,194 468,880 Employee/Residential Population Ratio: 0.95:1 0.76:1 0.46:1 2019 Total Daytime Population 90,963 191,626 475,423 Workers 57,998 109,433 206,589				
Graduate/Professional Degree 9.9% 11.3% 10.4% Data for all businesses in area Total Businesses: 5,870 11,717 24,171 Total Employees: 60,057 114,806 216,340 Total Residential Population: 63,424 150,194 468,880 Employee/Residential Population Ratio: 0.95:1 0.76:1 0.46:1 2019 Total Daytime Population 90,963 191,626 475,423 Workers 57,998 109,433 206,589	-			
Data for all businesses in area Total Businesses: 5,870 11,717 24,171 Total Employees: 60,057 114,806 216,340 Total Residential Population: 63,424 150,194 468,880 Employee/Residential Population Ratio: 0.95:1 0.76:1 0.46:1 2019 Total Daytime Population 90,963 191,626 475,423 Workers 57,998 109,433 206,589				
Total Businesses: 5,870 11,717 24,171 Total Employees: 60,057 114,806 216,340 Total Residential Population: 63,424 150,194 468,880 Employee/Residential Population Ratio: 0.95:1 0.76:1 0.46:1 2019 Total Daytime Population 90,963 191,626 475,423 Workers 57,998 109,433 206,589	Graduate/Professional Degree	9.9%	11.3%	10.4%
Total Employees: 60,057 114,806 216,340 Total Residential Population: 63,424 150,194 468,880 Employee/Residential Population Ratio: 0.95:1 0.76:1 0.46:1 2019 Total Daytime Population 90,963 191,626 475,423 Workers 57,998 109,433 206,589				
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Workers 57,998 109,433 206,589				
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nesidents 32,303 62,133 208,834				
	residents	32,903	02,193	200,034

Source: Esri, Esri and Infogroup, U.S. Census

SERITAGE GROWTH PROPERTIES

Seritage Growth Properties is a publicly-traded, self-administered and self-managed REIT with 180 wholly-owned properties and 28 joint venture properties totaling approximately 30 million square feet of space across 45 states and Puerto Rico. The Company's mission is to create and own revitalized shopping, dining, entertainment and mixed-use destinations that provide enriched experiences for consumers and local communities and create long-term value for their shareholders.

