

4740 S. Cleveland Ave Fort Myers, FL 33907



Presented By:

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EXECUTIVE SUMMARY

4740 S. Cleveland Avenue

OVERVIEW

Leffler & Associates, Inc. has been retained on an exclusive basis to arrange the Sale of 4740 South Cleveland Avenue, a 100% vacant, 65,190 square foot building with two parcels situated on 7.56 acres. This property was built in 1981 and renovated in 2012 with \$1.5 million in capital improvements. Additional renovations in 2016 included a new roof, paint and playground equipment. The reinforced concrete structure directly fronts South Cleveland Avenue (US 41), boasting one of the highest traffic volumes in Southwest Florida.

The property is located directly across the street from Page Field Airport, providing easy access for executives and visitors alike. The property offers unparalleled horizontal and vertical expansion opportunities for an Investor or User.

The high visibility location is situated in a prime, centralized location, with superior access to both Cape Coral and Lehigh Acres. The highway and airport access provides a rare development opportunity for an Investor/User in a prime, high growth Southwest Florida market.

SALE PRICE : \$4,700,000

LEASE RATE: \$6.50 NNN

INVESTMENT MERITS

- 100% vacant and ready for immediate occupancy
- Potential to increase building floors and ceiling heights
- Recently renovated in 2016; new roof, new paint, new playground equipment
- Abundant parking
- Highway frontage boasts exceptional average daily traffic count at 51,500 vehicles
- Directly across from Page Field Airport
- Located on mass transportation Lee Tran bus route
- Surrounded by abundant national and local retailers, lodging and services

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Property Overview

4740 S. Cleveland Avenue

CATEGORY DESCRIPTION

Address	4740 South Cleveland Avenue Fort Myers, Florida 33907
Building Size	65,190 Square Feet
Uses	R&D, Industrial, Institutional
Construction	Reinforced Concrete with Paved Shared Parking
Land Area	7.56 Acres (329,379 Square Feet)
Year Built	1981
Year Renovated	2012 ; 2016
Parking	200 Paved Surface Spaces (3.07:1,000 Square Feet)
Building Height	38-Feet (28,000 Square Feet)
Loading Docs	Two (6-Foot Wide x 10-Foot High)
Fire Protection	Fully Sprinklered
County	Lee
Zoning	CI (Commercial Intensive)
Parcel #	02-45-24-P2-00600.0040

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Edison Mall

Colonial Blvd

To Cape Coral

SUBJECT

Cleveland Avenue (US 41)

Page Field Airport

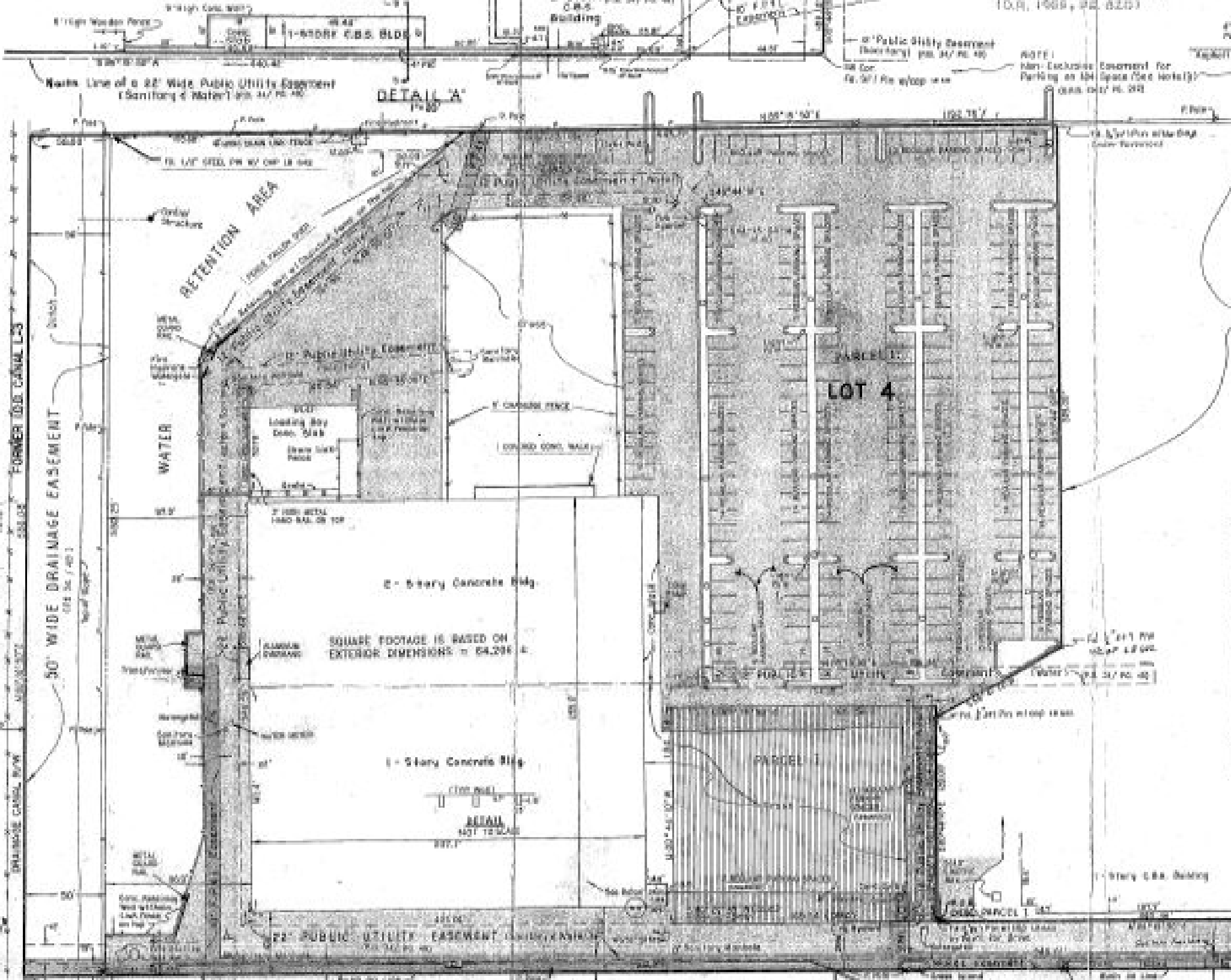
**Fort Myers
Preparatory &
Fitness Academy**



CARBON BAY PROPERTIES
I.O.R. 1589, PG. 150-1

FORMER 100 CANAL L-3

50' WIDE DRAINAGE EASEMENT
(10' 3" / 40')



DETAIL 'A'

LOT 4

2-Story Concrete Bldg.

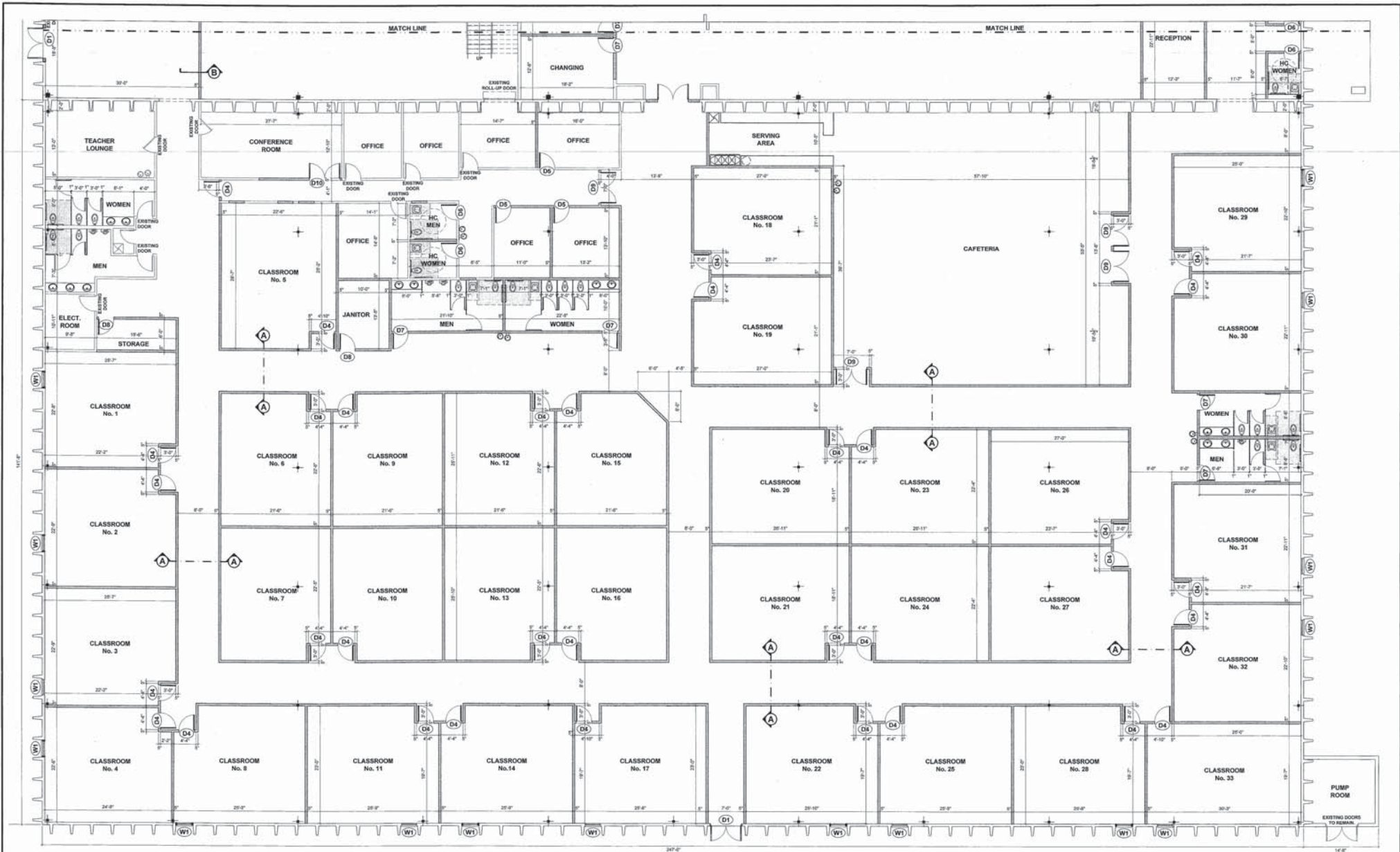
1-Story Concrete Bldg.

SQUARE FOOTAGE IS BASED ON EXTERIOR DIMENSIONS = 54,298 s.f.

DETAIL NOT TO SCALE

NOTE: Non-Exclusive Easement for Parking on Lot 4 (See Note 1) (10' 3" / 40')

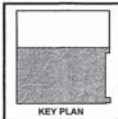
1-Story C.S. Building



PARTIAL FLOOR PLAN

SCALE: 1/8"=1'-0"

LEGEND	
1-HR FIRE RATED WALL	---
EXISTING WALL	---
NEW INTERIOR WALL	---



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- architecture
- design services
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- interior design

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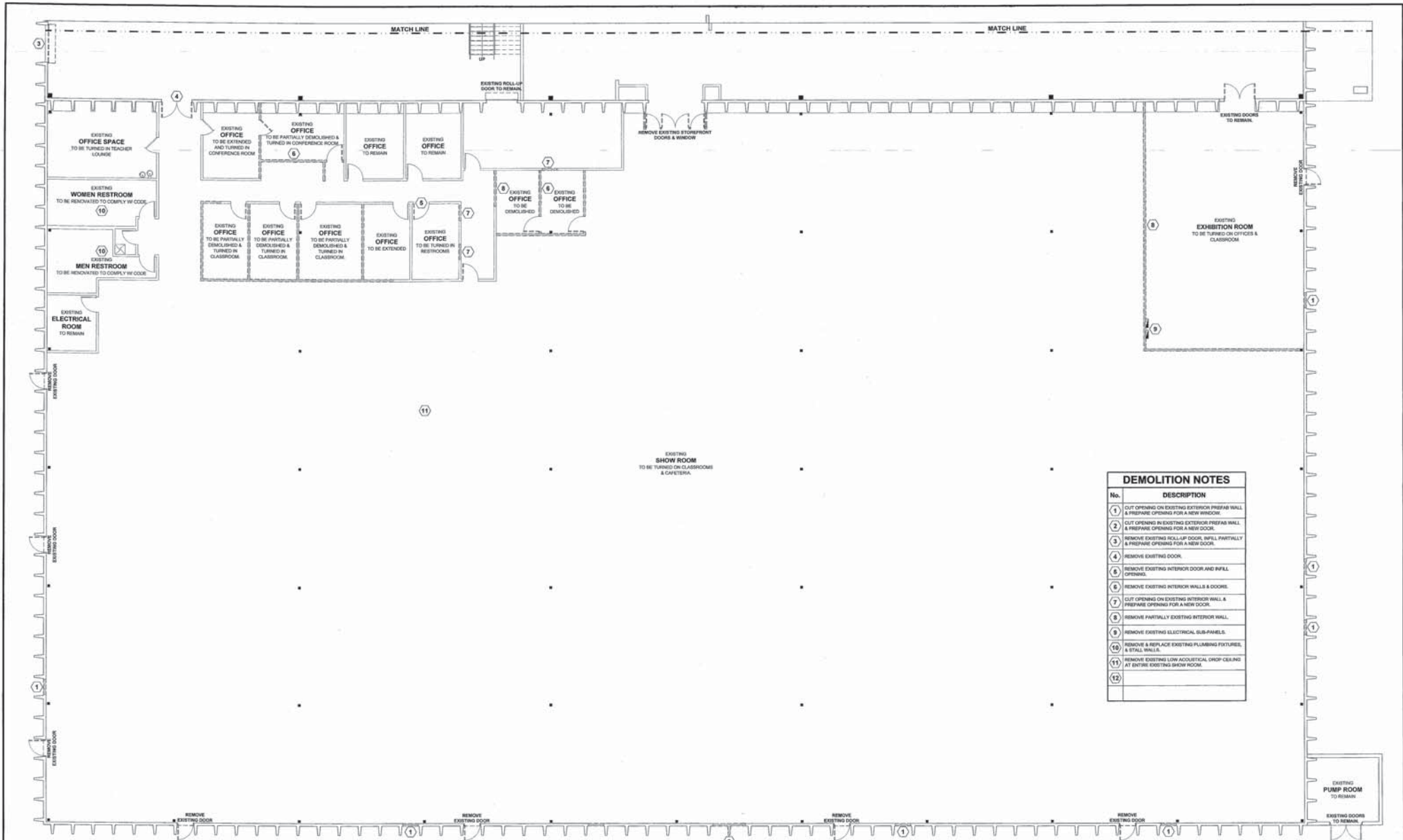
PROJ. NAME: **FORT MYERS CHARTER SCHOOL**
4740 SOUTH CLEVELAND AVENUE
FORT MYERS, FL

DESCRIPTION: **PARTIAL FLOOR PLAN**

DATE: JANUARY 28, 2012	PROJECT NO: ---	SCALE: AS NOTED
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	CHECKED: JCR T.L.M. SET No. A-2
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Vertical text on the right edge of the page, likely a project or drawing number.



DEMOLITION NOTES	
No.	DESCRIPTION
1	CUT OPENING ON EXISTING EXTERIOR PREFAB WALL & PREPARE OPENING FOR A NEW WINDOW.
2	CUT OPENING IN EXISTING EXTERIOR PREFAB WALL & PREPARE OPENING FOR A NEW DOOR.
3	REMOVE EXISTING ROLL-UP DOOR, INFILL PARTIALLY & PREPARE OPENING FOR A NEW DOOR.
4	REMOVE EXISTING DOOR.
5	REMOVE EXISTING INTERIOR DOOR AND INFILL OPENING.
6	REMOVE EXISTING INTERIOR WALLS & DOORS.
7	CUT OPENING ON EXISTING INTERIOR WALL & PREPARE OPENING FOR A NEW DOOR.
8	REMOVE PARTIALLY EXISTING INTERIOR WALL.
9	REMOVE EXISTING ELECTRICAL SUB-PANELS.
10	REMOVE & REPLACE EXISTING PLUMBING FIXTURES, & STALL WALLS.
11	REMOVE EXISTING LOW ACoustICAL DROP CEILING AT ENTIRE EXISTING SHOW ROOM.
12	

PARTIAL DEMOLITION PLAN

SCALE: 1/8"=1'-0"

DEMOLITION LEGEND	
DESCRIPTION	SYMBOL
TO BE DEMOLISHED	[Patterned Box]
TO BE REMAINED	[Solid Box]



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PROJ. NAME: **FORT MYERS CHARTER SCHOOL**
 4740 SOUTH CLEVELAND AVENUE
 FORT MYERS, FL
 DESCRIPTION: **PARTIAL DEMOLITION PLAN**

DATE: **JANUARY 26, 2012**
 PROJ. NO.:
 SCALE: **AS NOTED**

DESIGNED BY: JCR
 CHECKED BY: T.L.M.
 SHEET NO.: **DP1**