PALM POINTE SHOPPES

11609 S CLEVELAND AVE, FORT MYERS, FL

FOR LEASE

Virtual Tour





TRAFFIC COUNT

41 **S Cleveland Avenue (US 41)**
53,000± VPD

PROPERTY OVERVIEW

PRICE	Call for Details
AVAILABLE	Bldg 601 - Unit 8: 7,120± SF Bldg 609 - Unit 26: 2,400± SF (Demisable into two 1,200± SF Units) Bldg 621 - Unit 50: 1,516± SF (2nd Gen Subway with Potential Patio Space) Bldg 741 - Unit 50: 1,268± SF
ZONING	CPD
LOCATION	The property is situated within a storefront retail center along S Cleveland Avenue in South Fort Myers, surrounded by established retail and nearby residential communities.

INVESTMENT HIGHLIGHTS

- **Palm Point Shoppes** is one of the top shopping centers along the primary retail corridor serving Fort Myers
- **Well-positioned along US-41 with access by a signalized intersection.** US-41 sees 55,000+ VPD, and the US-41 / Cleveland Ave address is one tenants want when entering or expanding in the market
- **256-unit boutique,** garden-style apartment community now open and leasing directly behind Palm Point
- **Healthy mix of local,** national, and regional tenants which include Starbucks, Dunkin Donuts, Fedex Office, Zaxby's, and more
- **Capital improvements** include upgraded LED lighting, refreshed pylon signage, and recently replaced roofs

2026 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
AVERAGE H.H INCOME	$65,138	$101,135	$113,678
POPULATION	12,234	63,455	148,590
EMPLOYMENT DENSITY	6,524	62,605	106,453

TCG

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Experts in the Market
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BLDG 609 - UNIT 26



BLDG 621 - UNIT 50



BLDG 741 - UNIT 50

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UNIT	TENANT/STATUS	SIZE (SF)
521-01	CITY MATTRESS	10,099
601-01	TORTILLERIA SAN JULIAN	2,340
601-03	DAN'S FAN CITY	1,810
601-04	TAQUERIA SAN JULIAN	1,200
601-05	INTERMEX WIRE TRANSFER	1,200
601-06	NAIL HAUS	1,200
601-07	MASTERS MEN'S GROOMING	1,200
601-08	**AVAILABLE**	7,120
601-14	PINCH-A-PENNY	2,480
609-24	JAY SHARTZER	2,329
609-26	**AVAILABLE**	2,400
609-28	BANGKOK THAI CUISINE	1,411
609-29	SOI BROW	982
609-30	SAIGON BAGUETTE	2,400
609-32	WILLOW STUDIO & NAIL BAR	1,060
609-33	JEWELRY REPAIR & MORE	1,060
609-34	PREFERRED ELITE INSURANCE	1,200
609-36	HONEY BAKED HAM	3,661
609-38	DUNKIN' DONUTS	1,850
621-10	FEDEX	4,876
621-20	NAVI MILK TEA	1,380
621-30	STYLE ENCORE	3,000
621-50	**AVAILABLE**	1,516
621-60	SWEET SPOT MEDISPA	1,500
621-80	MAXIMIZED LIVING	1,875
621-90	PLATO'S CLOSET	4,200
741-10	VITAMIN SHOPPE	3,520
741-20	WIRELESS PARADISE	1,432
741-30	ASPEN DENTAL	3,338
741-50	**AVAILABLE**	1,268
751-01	WINGS & RINGS (GL)	6,500
791-01	ZAXBY'S (GL)	3,500
801-100	STARBUCKS	2,200
801-110	LENNYS GRILL & SUBS	1,600
801-140	SUNSHINE SMILES	3,751







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