



FOR LEASE

Lee County - 4150 Cleveland Ave, Ft Myers, FL 33901

PROJECT INFORMATION

- Asking \$150,000 Yr. (\$15.50 PSF) NNN
- .90 AC +/-
- 9,643 SQ. FT. +/- Building Available
- Across from the Edison Mall
- 55,500 ADT on US 41

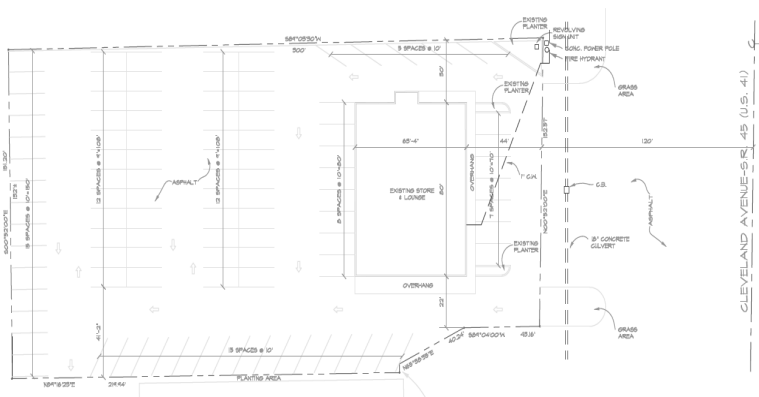
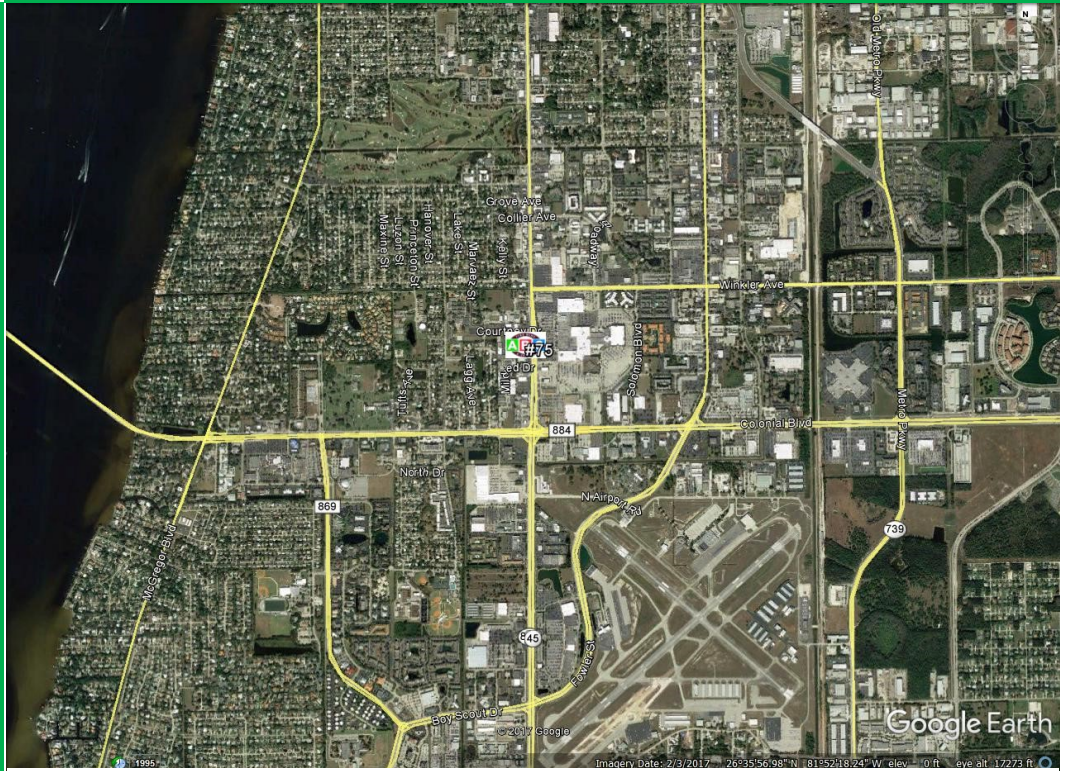
DEMOGRAPHICS

- Population
 - 1 mile - 9,802
 - 3 mile - 58,123
 - 5 mile - 57,362
- Avg. HH Income
 - 1 mile - \$47,067
 - 3 mile - \$57,362
 - 5 mile - \$63,723

FOR MORE INFORMATION CONTACT

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LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND LYING IN THE SOUTH HALF-BLOCK OF THE SOUTH-EAST QUARTER (DETAILED) OF THE NORTHEAST QUARTER (NEARLY) OF THE SOUTHWEST QUARTER (DETAILED) OF SECTION 16, TOWNSHIP 48 SOUTH, RANGE 28 EAST, FIRST MERIDIAN, LEE COUNTY, FLORIDA, WHICH TRACT OR PARCEL, IS DESCRIBED AS FOLLOWS:

FROM THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF CLEVELAND AVENUE (BEING 100 FEET WIDE AS SO DESCRIBED IN ORDINANCE RECORDED IN OFFICIAL RECORD BOOK 278 AT PAGE 278 OF THE PUBLIC RECORDS OF LEE COUNTY AND THE NORTH LINE OF SAID PARCEL OF A SECTION AS BEING RECORDED IN OFFICIAL RECORD BOOK 488 AT PAGE 488 OF THE PUBLIC RECORDS OF LEE COUNTY PARALLELS WITH AND 200 FEET NORTH FROM THE SOUTH LINE OF SAID PARCEL OF A SECTION, THENCE S84°30'00"W ALONG SAID SOUTH LINE FOR 40.54 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THEN S84°30'00"W ALONG SAID SOUTH LINE FOR 20.88 FEET TO THE SOUTHWEST CORNER OF SAID LAND; THENCE S84°30'00"W ALONG THE SOUTHWEST CORNER OF SAID LAND TO THE INTERSECTION OF SAID LANDS FOR 134.25 FEET; THENCE S84°30'00"W PARALLELS WITH AND 40 FEET NORTHWEST FROM THE EXISTING FRAGILE LANE BOILING ALLEY BOUNDARY FOR 24.84 FEET; THENCE S84°30'00"W FOR 4.0 FEET; THENCE RUN NORTHEAST FOR 40.54 FEET TO THE POINT OF BEGINNING;

SUBJECT TO AN EASEMENT FOR MAINTENANCE OF EXISTING SANITARY SEWER LINE OVER AND ALONG THE EAST 13 FEET OF THE WEST 40 FEET AND SOUTH 12 FEET OF THE NORTH 40 FEET OF THE HEREIN DESCRIBED PARCEL;

SUBJECT TO AN EASEMENT FOR THE USE AND MAINTENANCE OF THE THREE (3) COLLECTIVE UNITS AND THE EXISTING UNDERGROUND SANITARY SEWER LINES SERVING SAID UNITS.

SITE PLAN STORE NO. 15
 SCALE 1"=20'