FOR LEASE

Pinebrook Park

12995 S Cleveland Ave. Fort Myers, FL 33907

CUSHMAN & WAKEFIELD | COMMERCIAL PROPERTY SOUTHWEST FLORIDA



Pinebrook Park is a prime US-41 Commercial Park. There is a great tenant mix of retail, office and medical users and the park is anchored by Outback Steakhouse. The location provides excellent freeway visibility and the highest traffic counts in all of Lee County. There are multiple access points into the park: US-41, Big Pine Way and Austin Street. Pinebrook Park is also equipped with electronic billboard signage.

Property Highlights

Address	12995 S Cleveland Ave. Fort Myers, FL 33907
Year Built	1980
CAM	$6.03 / SF
Total Bldg. SF	133,624 SF
Available SF	100-3,146 SF
Parking	3.91/1,000 SF
Zoning	C-1
Signage	Electronic Billboard
Available Units	6
Total Units	118
Freeway Frontage	812’





100 SF - 3,146 SF Office/Retail Spaces
Lease Rate: Starting at $9.00 per

Available Units

Suite Number	Square Footage	Base Rent NNN	CAM / SF	Total (+Tax)
143	3,146 SF	$25.00 / SF	$6.03	$8,135.03
206	940 SF	$9.00 / SF	$6.03	$1,177.35
236/238/239**	2,590 SF	$9.00 / SF	$6.03	$3,243.98

**Suites 236/238/239 Available 4/1/23

Executive Suite

Suite Number	Square Footage	Total (+Tax)
PBS 6	100 SF	$240.00
PBS 32	518 SF	$725.00
PBS 57	165 SF	$310.00





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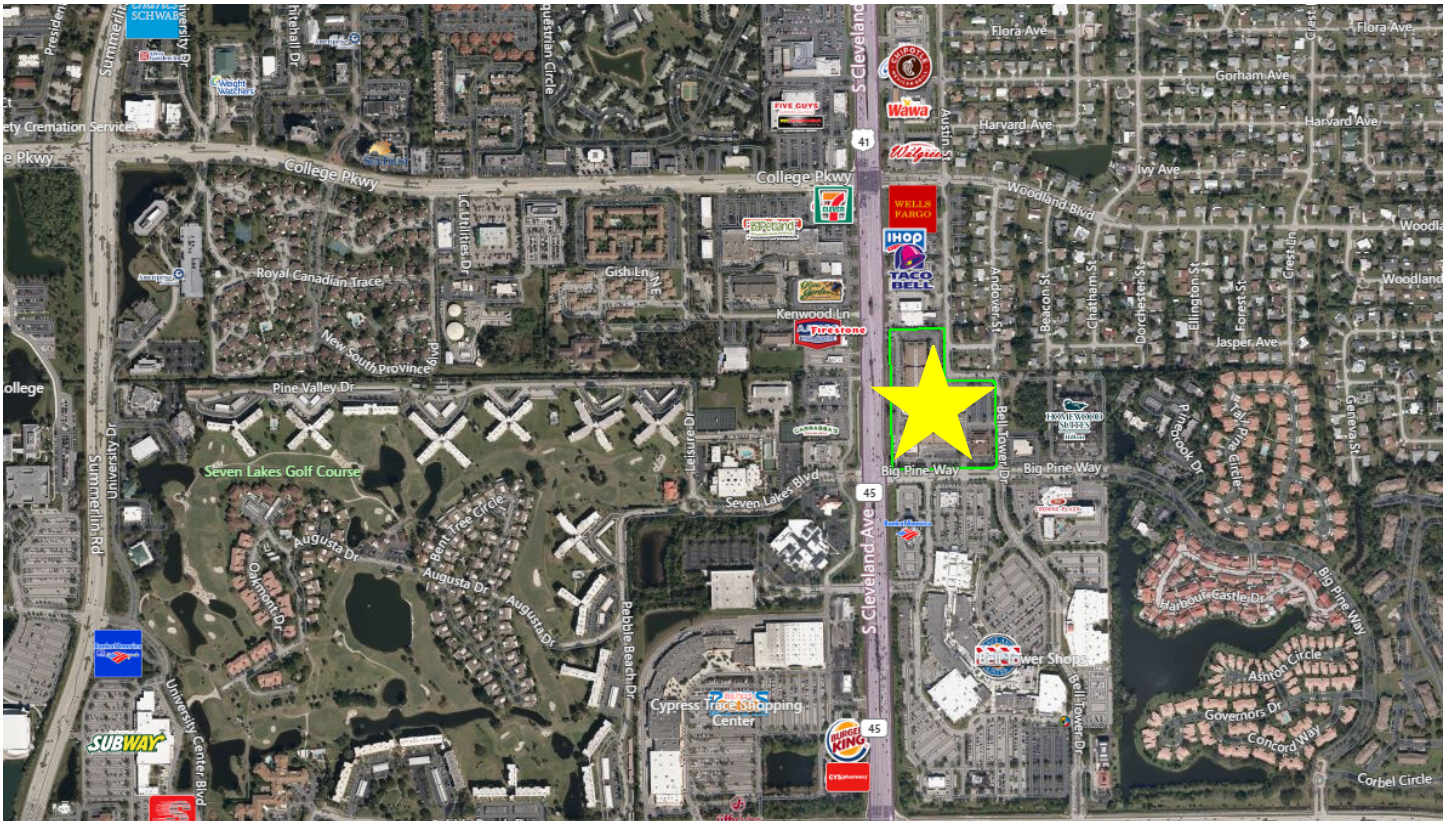
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Aerial / Location Map



Demographics

	1 Mile	3 Mile	5 Mile
Population	10,072	67,218	143,936
AVG. HH Income	$54,934	$57,834	$60,425
Households	5,301	32,425	66,706



Traffic Counts

S Cleveland Ave	57,000 AADT
College Pkwy	37,000 AADT

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