

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 | \$7.48 / SF |
| Total Bldg. SF | 133,624 SF |
| Available SF | 518-3,146 SF |
| Parking | 3.91/1,000 SF |
| Zoning | C-1 |
| Signage | Electronic Billboard |
| Available Units | 4 |
| Total Units | 118 |
| Freeway Frontage | 812' |



940 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 | \$7.48 | \$8,515.17 |
| 204 | 1,286 SF | \$9.00 / SF | \$7.48 | \$1,766.11 |
| 209 | 518 SF | \$9.00 / SF | \$7.48 | \$711.39 |

*Available this fall

Executive Suite Spaces

| Executive Suite | Square Footage | Base Rent FSG | Total (+Tax) |
|-----------------|----------------|---------------|--------------|
| PBS 36 | 518 SF | \$20.04 / SF | \$865.00 |

2nd floor unit, no elevator, private restroom. Unlimited conference room, coffee service, copy/scanner, breakroom, receptionist, 24/7 access. - Electricity included in rent.



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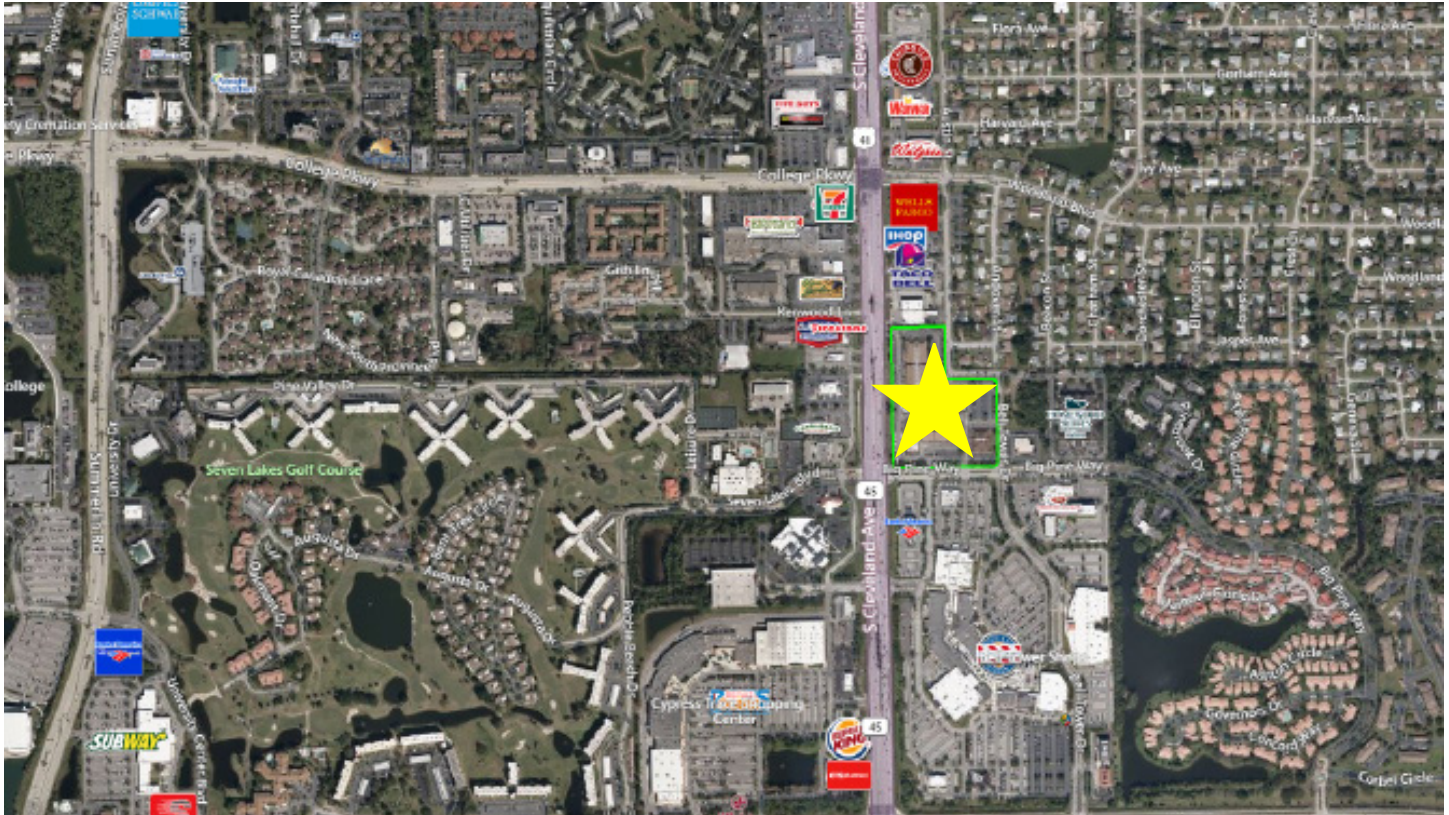
12995 S Cleveland Ave.



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Aerial / Location Map



Demographics

| | 1 Mile | 3 Mile | 5 Mile |
|----------------|----------|----------|----------|
| Population | 9,853 | 68,935 | 152,584 |
| AVG. HH Income | \$62,514 | \$57,961 | \$59,628 |
| Households | 5,074 | 32,628 | 68,937 |

Traffic Counts

| | |
|-----------------|-------------|
| S Cleveland Ave | 59,392 AADT |
| College Pkwy | 58,378 AADT |

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