FOR LEASE Pinebrook Park

12995 S Cleveland Ave. Fort Myers, FL 33907



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 | 518-4,491 SF |
| Parking | 3.91/1,000 SF |
| Zoning | C-1 |
| Signage | Electronic Billboard |
| Available Units | 6 |
| Total Units | 118 |
| Freeway Frontage | 812' |





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518 SF - 4,491 SF Office/Retail Spaces Lease Rate: Starting at \$9.00 per

Available Units

| Suite Number | Square Footage | Base Rent NNN | CAM / SF | Total (+Tax) |
|---------------|----------------|---------------|----------|--------------------------------------|
| 110 | 1,024 SF | \$11.00 / SF | \$6.03 | \$1,453.23 |
| 143* | 3,146 SF | \$25.00 / SF | \$6.03 | \$6,554.17 |
| 145/146/147 | 4,491 SF | \$11.00 / SF | \$6.03 | Landlord may demise at a higher rate |
| 236/238/239** | 2,590 SF | \$9.00 / SF | \$6.03 | \$2,596.48 |
| 250 | 518 SF | \$9.00 / SF | \$6.03 | \$648.80 |

*MEDICAL USE ONLY

**Suites 236/238/239 Available October 1st 2022

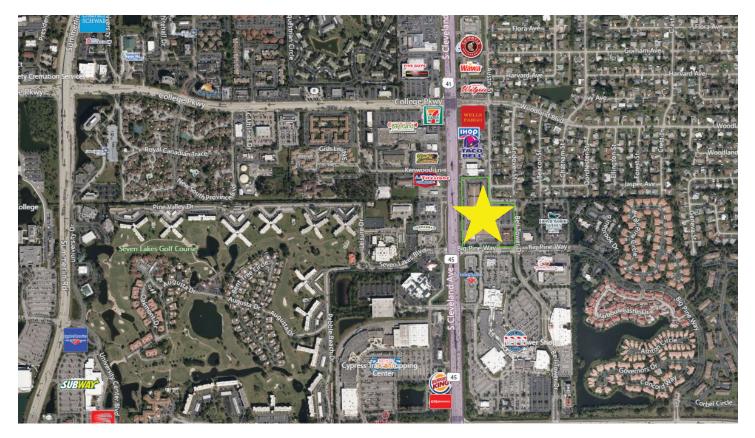
Executive Suite

| Suite Number | Square Footage | Total (+Tax) |
|--------------|----------------|--------------|
| PBS 10 | 518 SF | \$1,295 |





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

College Pkwy

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57,000 AADT

37.000 AADT

