

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	1,024-3,146 SF
Parking	3.91/1,000 SF
Zoning	C-1
Signage	Electronic Billboard
Available Units	4
Total Units	118
Freeway Frontage	812'



1,024 SF - 3,146 SF Office/Retail Spaces


Available Units

Suite Number	Square Footage	Base Rent NNN	CAM / SF	Total (+Tax)
108*	1,024 SF	\$15.00 / SF	\$7.48	\$1,918.29
135**	1,568 SF	\$22.00 / SF	\$7.48	\$3,852.05
143**	3,146 SF	\$25.00 / SF	\$7.48	\$8,515.17
204***	1,286 SF	\$9.00 / SF	\$7.48	\$1,766.11

- *Available July 1
- **Available June 1
- ***Available This Fall
- ****Available June 1



Gary Tasman
 CEO & Principal Broker
 +1 239 489 3600
 gtasman@cpswfl.com



Gretchen Smith
 Senior Director
 +1 239 489 3600
 gsmith@cpswfl.com



5220 Summerlin Commons Blvd. Suite 500
 Fort Myers, FL 33907
 239 489 3600
www.cpswfl.com

FOR LEASE

Pinebrook Park

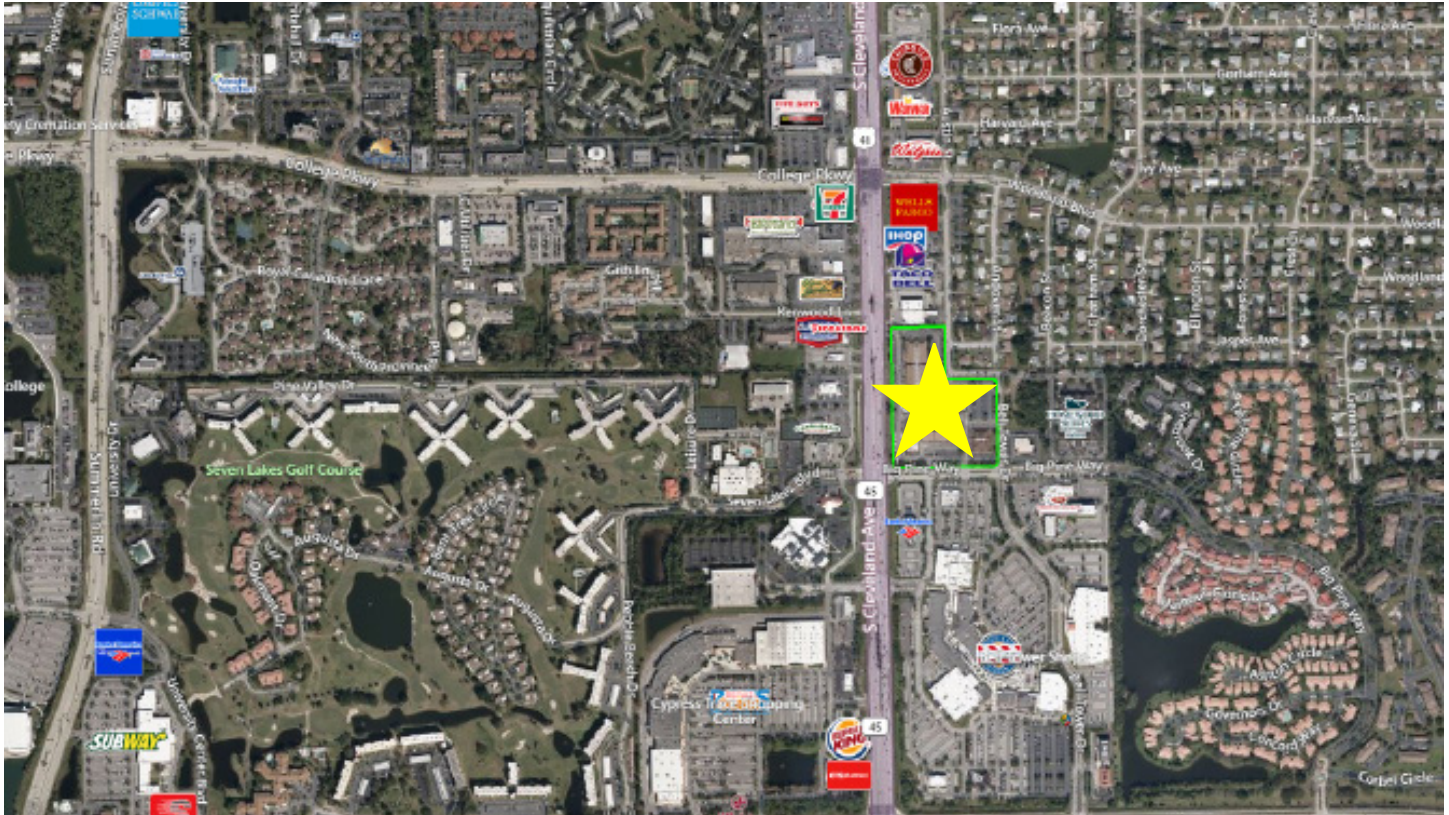
12995 S Cleveland Ave.



**CUSHMAN &
WAKEFIELD**

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA

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

Gary Tasman
CEO & Principal Broker
+1 239 489 3600
gtasman@cpswfl.com



Gretchen Smith
Senior Director
+1 239 489 3600
gsmith@cpswfl.com



5220 Summerlin Commons Blvd. Suite
500
Fort Myers, FL 33907
239 489 3600
www.cpswfl.com