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	\$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'





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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



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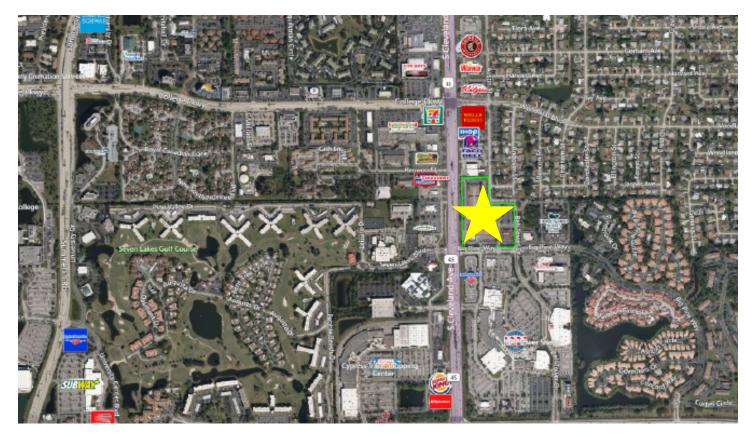


5220 Summerlin Commons Blvd. Suite 500 Fort Myers, FL 33907 239 489 3600 www.cpswfl.com

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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

College Pkwy

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59,392 AADT

58,378 AADT