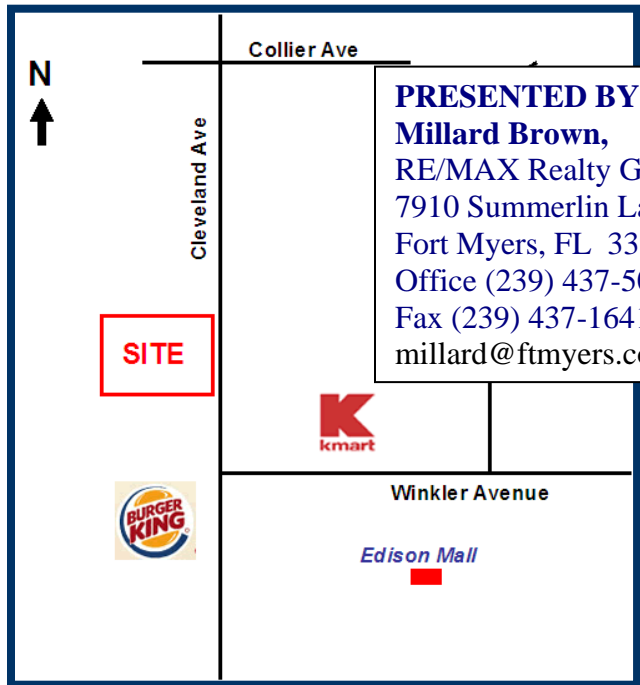


FOR SALE or LEASE

754 SF Drive Thru Building CLEVELAND AVE

OWNER FINANCING



PRESENTED BY:
Millard Brown,
 RE/MAX Realty Group
 7910 Summerlin Lakes Dr.
 Fort Myers, FL 33907
 Office (239) 437-5034
 Fax (239) 437-1641
 millard@ftmyers.com



- Location:** 3852 Cleveland Ave, corner of Cleveland and Oakley Ave.
- Size:** .56 acres 754 SF building built in 1991 with drive thru's on both sides.
- Strap:** #35-44-24-P2-00834.0080
- Zoning:** CI Commercial Intensive (Formerly B-2)
- Comments:** Ideal for fast food, salon or Bank
- Price:** ~~\$650,000~~ **Reduced \$550,000 OWNER FINANCING or \$1,900 / Mo. NET 1ST YR. LEASE**
- Utilities:** City of Fort Myers Utilities

Demographics 1,3,5 mile			
	1-Mile	3-Miles	5-Miles
Total Population 2007	8,217	53,687	141,828
Median Household Income 2007	\$34,173	\$37,697	\$40,536
(AADT 2007) 53,000			

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Additional details or a complete package are available at www.milleralliance.com