



North River Medical Center

13240 N Cleveland Ave, North Fort Myers, FL 33903

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North River Medical Center

\$10.00 - \$11.00 /SF/Yr

This property is located on N. Cleveland Avenue just north of the Caloosahatchee River, close to downtown Fort Myers and the central business district. This center is perfect for any medical, retail, adult day care center. It is also great for a hair salon or general professional use due to the high exposure along N Cleveland Ave....

- High visibility strip plaza on US-41 with pylon and building signage opportunities
- Active retail corridor with national and local tenant presence
- Cleveland Ave has an average daily traffic count of over 53,000 vehicles per day
- Average household income within a two mile radius is over \$60,000 per year



Rental Rate:	\$10.00 - \$11.00 /SF/Yr
Total Space Available:	6,600 SF
Max. Contiguous:	4,200.00 SF
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	14,020 SF
Year Built:	1979
Walk Score ®:	27 (Car-Dependent)
Rental Rate Mo:	\$0.92 USD/SF/Mo

1st Floor Ste 1

Space Available	1,800 SF
Rental Rate	\$11.00 /SF/Yr
Contiguous Area	4,200 SF
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Space is almost fully carpeted and has some existing furniture. The has portioned offices and storage available as well as a private bathroom. The offices are in shell condition.

1st Floor Ste 12

Space Available	1,200 SF
Rental Rate	\$10.00 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

1st Floor Ste 5-6

Space Available	2,400 SF
Rental Rate	\$10.00 /SF/Yr
Contiguous Area	4,200 SF
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

1st Floor Ste 8

Space Available	1,200 SF
Rental Rate	\$10.00 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Financial Services
Space Type	Relet
Space Use	Office
Lease Term	Negotiable



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Property Photos



Center Photo



Vacant Space

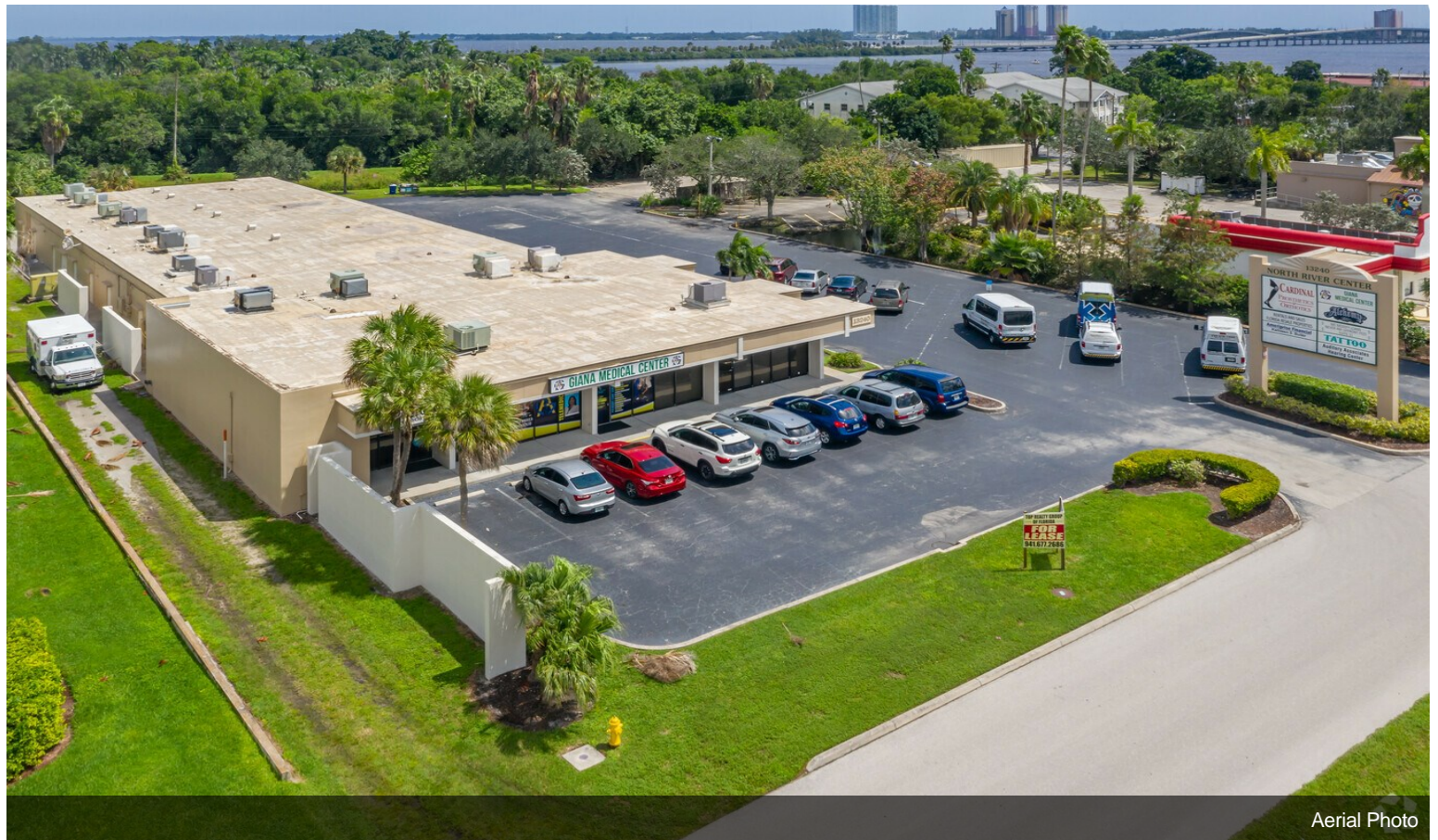
Property Photos



Property Photos



Building Photo

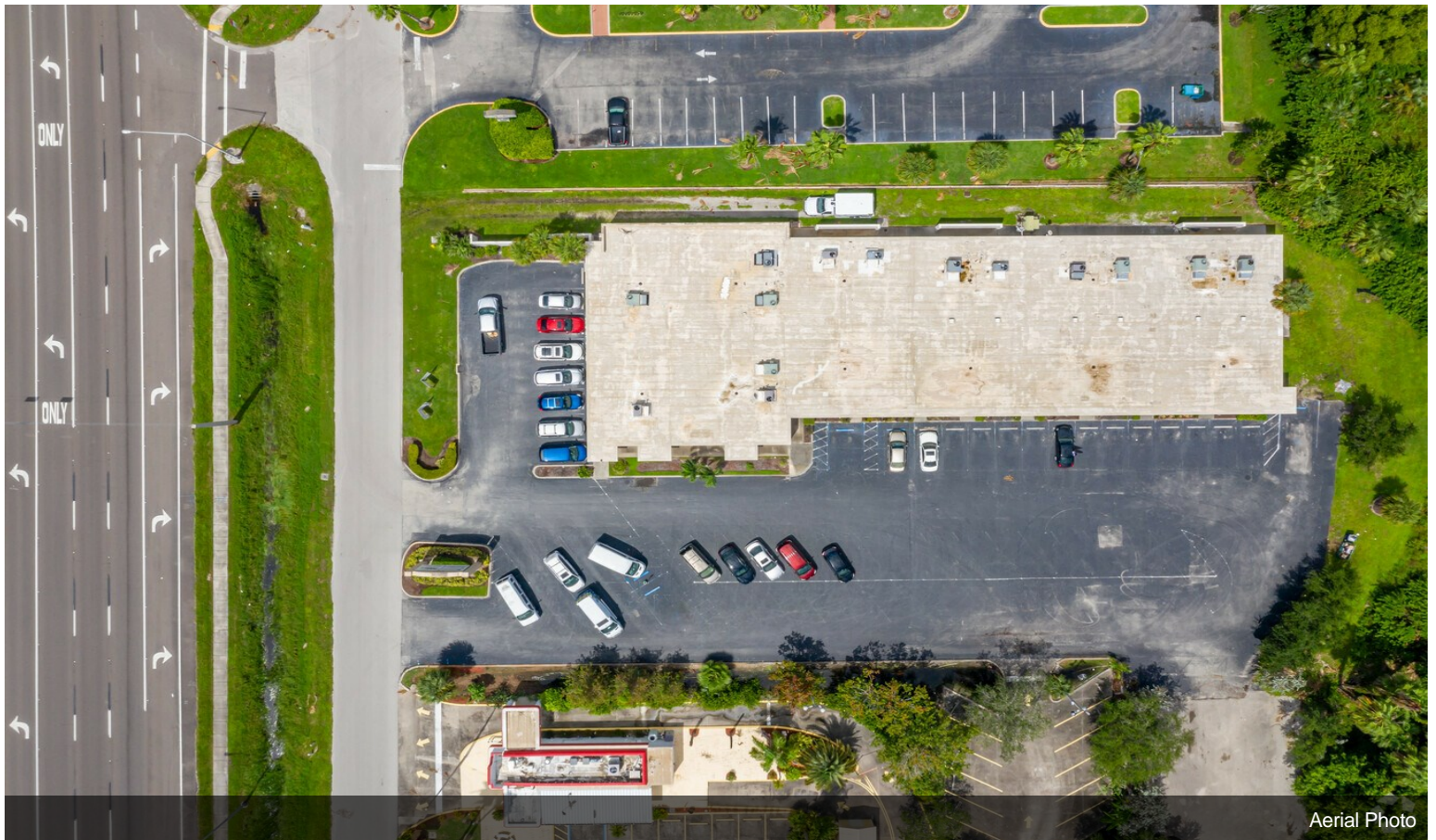


Aerial Photo

Property Photos



Rear of Building

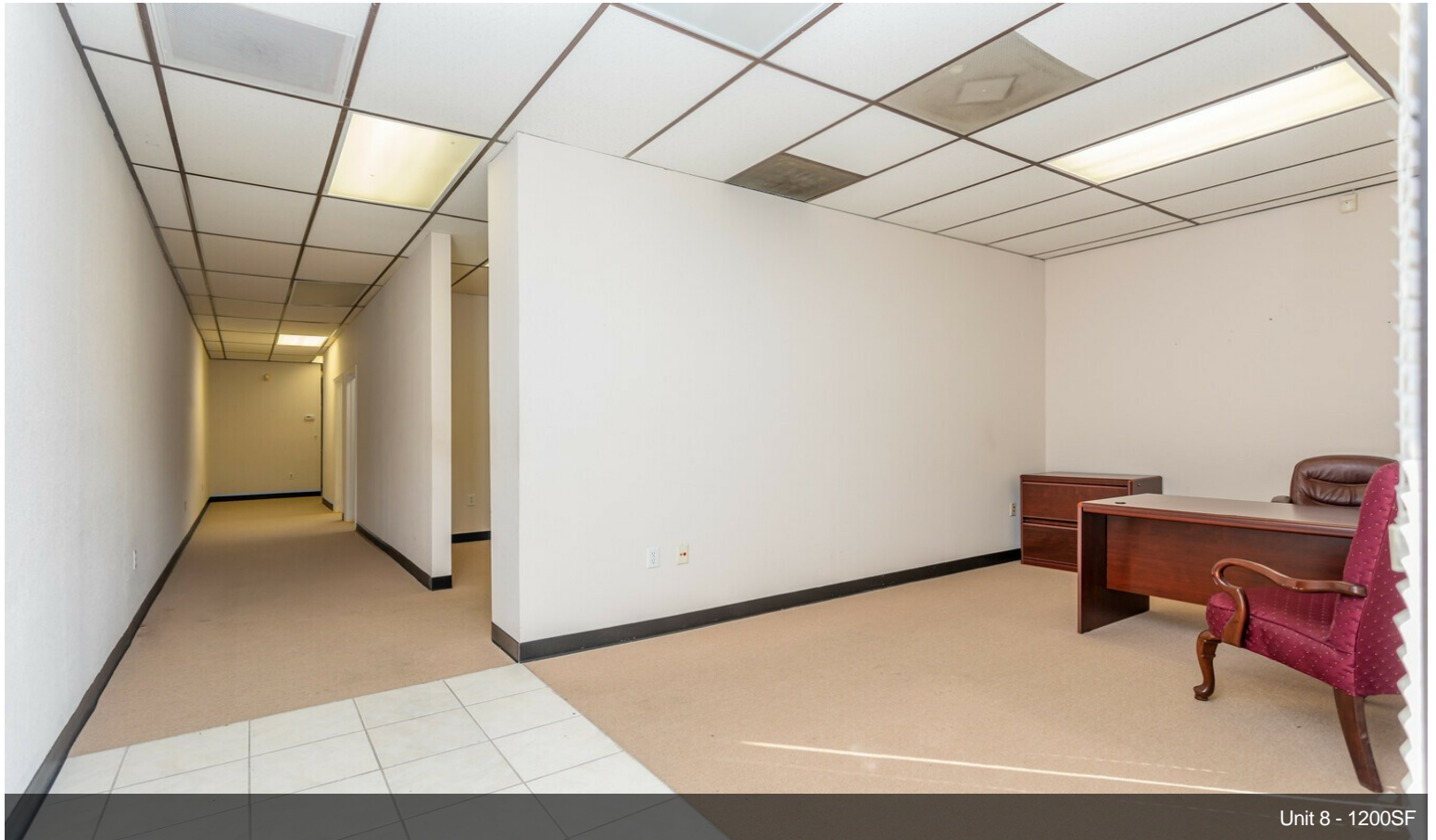


Aerial Photo

Property Photos



Unit 8 - 1200SF



Unit 8 - 1200SF

Property Photos

