

MEDICAL OFFICE FOR SALE

12995 S CLEVELAND AVE | FORT MYERS, FL 33907

SUITES: 180, 181-182, 183-185, 280, 281 & 285, 282, 284



MATTHEWS™

OWNER-USER / VALUE-ADD INVESTMENT OPPORTUNITY
OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY



AIDEN HAWKINS
ASSOCIATE VICE PRESIDENT
+1 (813) 600-5908
aiden.hawkins@matthews.com
License No. SL3577905 (FL)



JAKE LURIE
FVP & ASSOCIATE DIRECTOR
+1 (813) 488-0853
jake.lurie@matthews.com
License No. SL3510801 (FL)

Kyle Matthews | Broker of Record | Lic. No. BK3554632 (FL) Firm Lic. No. CQ1066435 (FL)



THE OPPORTUNITY

PROPERTY NAME

Two Story Medical/
Professional Office Building

ADDRESS

12995 S Cleveland Ave
Fort Myers, FL 33907

MSA

Cape Coral—Fort Myers

TOTAL SUITES

11

GLA

±13,365 SF

CURRENT OCCUPANCY

60.60%

YEAR BUILT/RENOVATED

1980/1983

HIGH-TRAFFIC LOCATION

±68,000 VPD S Cleveland Ave



OFFERING SUMMARY

Matthews™ is pleased to present the exclusive offering of 12995 S. Cleveland Avenue, a 13,365-square-foot, two-story medical and professional office building offering a compelling owner-user or value-add opportunity in the heart of Fort Myers. The property features a mix of occupied and vacant suites, including established tenants such as Radiology Science Institute, Town Roofing and Precision Healthcare Specialists. This significant vacancy provides immediate upside through lease-up and the ability to curate tenant mix, rental rates, and long-term positioning. Flexible suite configurations across both floors accommodate a variety of medical and professional uses, including imaging, dental, therapy, and general office users.

Strategically positioned along S. Cleveland Avenue (US-41), Fort Myers' most established retail and medical corridor, the property benefits from exceptional visibility, strong traffic counts, and direct proximity to Bell Tower Shops, Lee Health facilities, regional hospitals, and dense residential neighborhoods. The surrounding concentration of healthcare providers and professional offices continues to drive consistent tenant demand, making this one of the most stable and sought-after commercial nodes in Southwest Florida. With below-market in-place rents and strong medical demand fundamentals, the asset presents a clear opportunity to reposition and stabilize within a high-barrier-to-entry location.

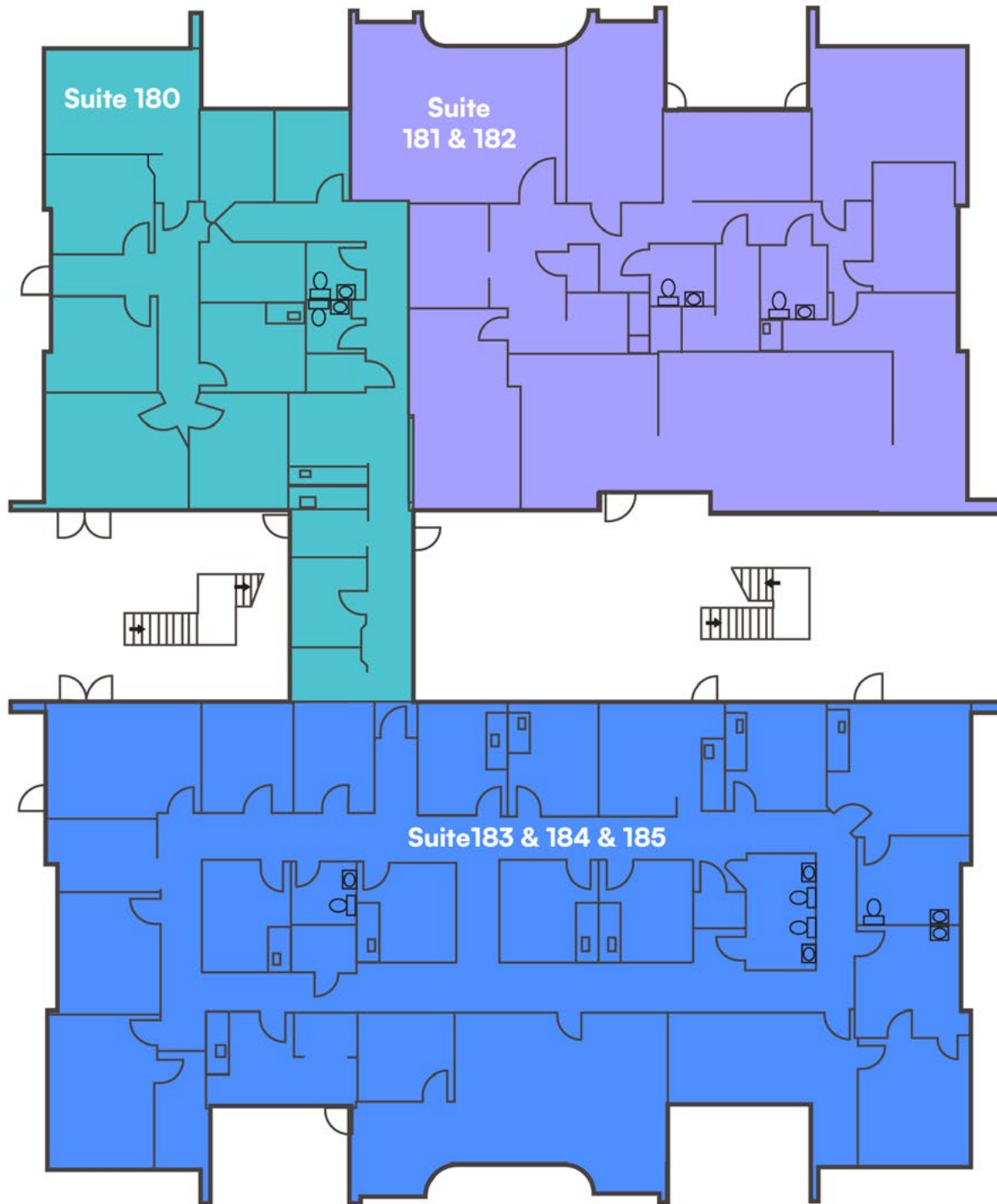


INVESTMENT HIGHLIGHTS

- **Prime Medical/Retail Corridor** — Located on S. Cleveland Avenue, the most established retail and medical corridor in Fort Myers, directly adjacent to Bell Tower Shops, Lee Health facilities, and major professional offices.
- **Owner-User or Value-Add Opportunity** — Two-story, medical-oriented building ideal for healthcare operators, professional users, or investors seeking lease-up upside.
- **Significant Vacancy = Immediate Upside** — Multiple vacant suites allow a buyer to control occupancy, tenant mix, and rental rates.
- **Strong Medical Demand** — Surrounded by hospitals, outpatient centers, and specialty practices driving consistent tenant demand.
- **Attractive In-Place vs. Market Spread** — Current income well below market rents, offering substantial NOI growth through stabilization.
- **Flexible Suite Configurations** — Mix of first- and second-floor spaces suitable for medical, dental, imaging, therapy, and professional users.
- **High Visibility & Accessibility** — Excellent frontage, strong traffic counts, and convenient access to US-41, downtown Fort Myers, and surrounding residential areas.
- **Institutional Location** — Positioned in one of Fort Myers' most sought-after commercial nodes, benefiting from long-term market stability.



SITE PLAN



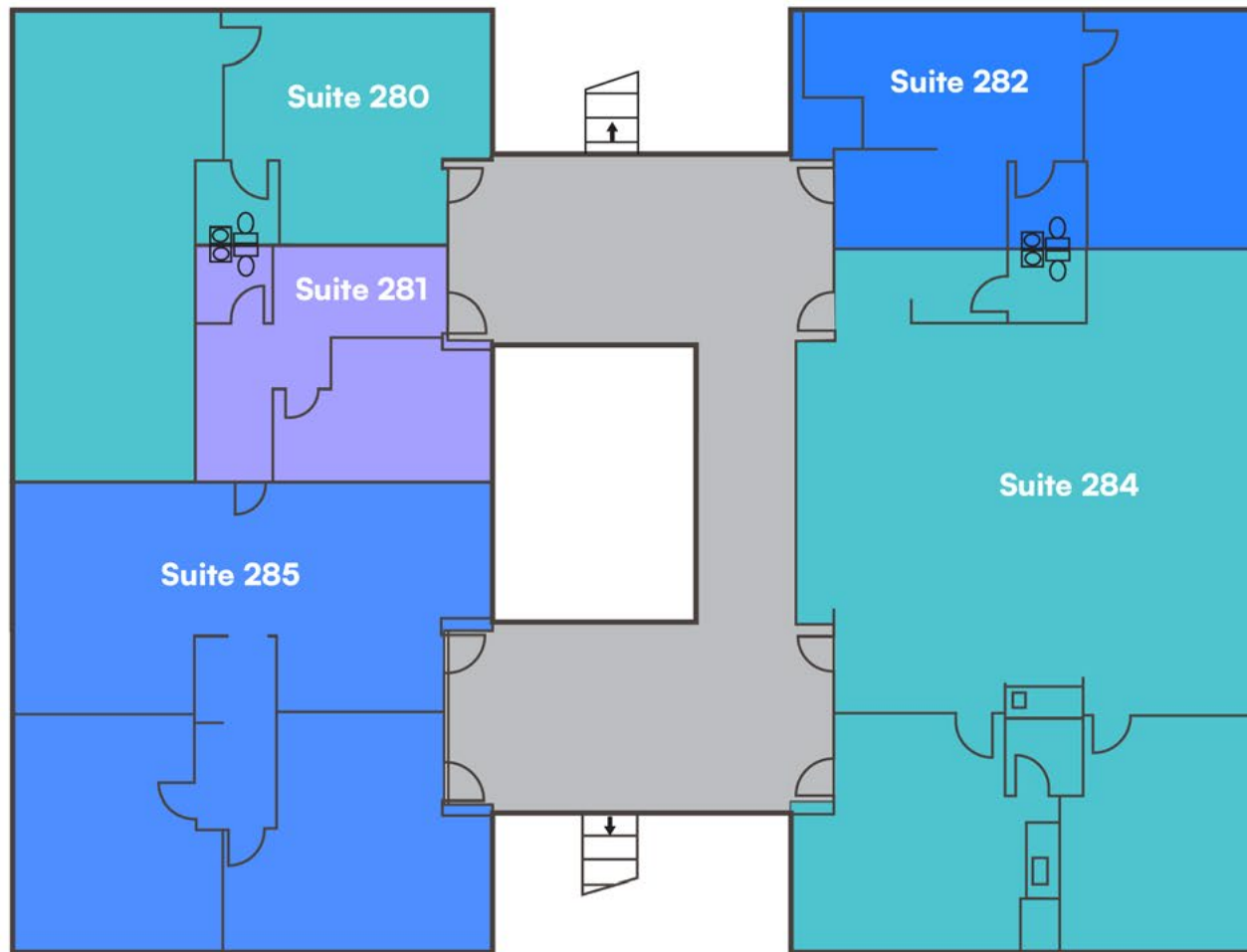
Suite Area Breakouts

Suite 180	1,922.45 SF
Suite 181 & 182	2,857.11 SF
Suite 183 & 184 & 185	4,531.09 SF
Total Tenant / Net Usable Area	9,310.65 SF

SITE PLAN

Suite Area Breakouts

Suite 280	710.36 SF
Suite 281	307.71 SF
Suite 282	510.17 SF
Suite 284	1,512.04 SF
Suite 285	1,013.79 SF
Total Tenant / Net Usable Area	4,054.07 SF





PRIME RETAIL CORRIDOR LOCATION



Bell Tower Shopping Mall

ULTA BEAUTY, NORDSTROM RACK, SONGGLASS HUT, TALBOTS, TRADER JOE'S, PINK PINEAPPLE, OMAHA STEAKS

The Ashlar Apartments
±428 Units

± 50,500 VPD

856



Subject Property



Seven Lakes
Golf Course & Tennis Community

Average Household Income
\$76,491 within 3 Miles

S Cleveland Ave ± 70,000 VPD

FINANCIAL OVERVIEW



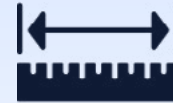
\$3,500,000

PRICE



±13,365 SF

GLA



\$261.87

\$PSF



RENT ROLL

Suite	Tenant	GLA	% of GLA	Term Commencement	Term Expiration	Term Remaining	Rent PSF Annually	Monthly Rent	Rent PSF	Options Remaining	Lease Structure	Market Rent
180	Vacant	1,922 SF	14.38%	-	-	-	\$48,061	\$4,005	\$25.00	0	NNN	\$25.00
181-182	Radiology Science Institute	2,857 SF	21.38%	5/1/2024	12/31/2029	3.8 Years	\$78,000	\$6,500	\$27.30	Option term at TBD @ 4%	NNN	\$25.00
183-185	Precision Healthcare Specialists	4,531 SF	33.90%	4/1/2026	3/31/2028	2.1 Years	\$104,215	\$8,685	\$23.00	0	NNN	\$25.00
280	Town Roofing	710 SF	5.32%	10/1/2024	10/31/2027	1.7 Years	\$7,065	\$589	\$9.95	1 x 3 Years	NNN	\$20.00
281/285	Vacant	1,322 SF	9.89%	-	-	-	\$26,430	\$2,203	\$20.00	0	NNN	\$20.00
282	Vacant	510 SF	3.82%	-	-	-	\$10,203	\$850	\$20.00	0	NNN	\$20.00
284	Vacant	1,512 SF	11.31%	-	-	-	\$30,241	\$2,520	\$20.00	0	NNN	\$20.00
	3 Suites	8,099 SF	60.60%				\$189,280	\$15,773	\$14.16 PSF			
Totals	4 Suites	5,266 SF	39.40%				\$114,935	\$9,578	\$8.60 PSF			
	7 Suites	13,365 SF	100.00%				\$304,216	\$25,351	\$22.76 PSF			

MARKET OVERVIEW

FORT MYERS, FLORIDA

Fort Myers is a coastal city situated along the Caloosahatchee River in Southwest Florida, known for its historic charm, scenic waterfronts, and rapidly growing population. As the gateway to the islands of *Sanibel and Captiva*, Fort Myers offers a *high quality of life* rooted in outdoor recreation, boating, beaches, and a warm year-round climate. The city blends old Florida character with modern amenities, featuring a revitalized downtown district, popular arts and cultural festivals, and a *growing base of restaurants*, breweries, and entertainment venues.

Fort Myers also benefits from strong regional connectivity. It is served by *Interstate 75* and *Southwest Florida International Airport*, which ranks among the top 50 U.S. airports for passenger traffic and plays a critical role in both tourism and business travel. The city's school system and local colleges, such as *Florida Gulf Coast University* just to the south, contribute to a steadily expanding talent pool and help support local workforce development.

Residential development has accelerated in recent years, with new *master-planned communities*, mixed-use projects, and lifestyle-focused neighborhoods emerging across the metro. Fort Myers continues to attract families, retirees, and remote workers alike, drawn by its relative affordability, access to nature, and small-city atmosphere with metropolitan-scale growth. As one of Florida's most *rapidly transforming* mid-sized cities, Fort Myers is well-positioned for continued demographic and urban expansion in the years ahead.

**#1 BEST PLACE TO RETIRE
IN THE U.S.**

(U.S. News & World Report, 2020)

**#1 MOST DIVERSE PLACE TO
LIVE IN LEE COUNTY, FL**

(Niche, 2025)

**#1 FASTEST-GROWING METRO
IN THE U.S.**

(U.S. News & World Report, 2025)

**TOP 10 MOST AFFORDABLE
SMALL TOWNS TO LIVE IN**

(Southern Living, 2025)

ECONOMY

LARGEST MARKET IN SOUTHWEST FLORIDA

- Population: 860,000
- Added 9,600 new residents in the past year
- 1.1% annual population growth (above historical average)

DIVERSIFYING ECONOMY

- Strong expansion in industrial and healthcare sectors
- Increasing role as a regional logistics and light manufacturing hub

INDUSTRIAL SECTOR GROWTH

- 52,000+ employees in industrial-using industries
- +1.6% year-over-year job growth (vs. 0.2% nationally)
- +17.1% growth over the past three years

HEALTHCARE INVESTMENT & EXPANSION

- Lee Health investing \$434 million in new 53-acre medical campus
- Includes replacement hospital, ambulatory surgery center, & medical office space

STRONG ECONOMIC OUTPUT

- Nominal GDP: \$50.65B (2023), +9.5% year-over-year
- Real GDP: \$40.42B, reflecting healthy inflation-adjusted growth

MAJOR RETAILERS



Publix.



NEARBY MEDICAL CLINICS

+ **Mcgregor Clinic**
General Medical Clinic

+ **Lee Memorial Hospital**
±414 Beds

+ **Allied Family Health**
Medical Office

+ **Select Specialty Hospital - Fort Myers**
Long-Term Acute Care Facility

+ **VIPcare Fort Myers - Medical Lane**
Medical Clinic / Primary Care

+ **Santé Plus Medical Center**
Medical Clinic

+ **Cedarbrook Health and Rehabilitation Center**
±120 Beds

+ **Elevate Medical Clinic**
Medical Clinic

Subject Property

+ **MD Now Urgent Care**
Urgent Care/Walk-In Clinic

+ **Gulf Coast Medical Center**
±624 Beds

+ **Park Royal Hospital**
Behavioral Health Inpatient Facility

+ **Lee Wound Care & Hyperbaric Medicine**
Wound Care and Hyperbaric Therapy

+ **HealthPark Medical Center**
±326 Beds

+ **Millennium Physician Group**
Walk-In Medical Service

+ **Golisano Children's Hospital of Southwest Florida**
±326 Beds

NEARBY DEVELOPMENTS



Edison Mall
4125 S Cleveland Ave
Shopping Center with 133 Stores

Cleveland Avenue Redevelopment District
Four Sub-Areas Covering Approximately 614 Acres and is Targeted for Mixed-Use Revitalization.

John Yarbrough Linear Park & Extension
Six Mile Cypress Pkwy & Cleveland Ave
Extension by 2026, Adding Overpass and Connectivity

Decorum Luxury Apartments
9851 6 Mile Cypress Pkwy
Brand-New High-End Apartments

Subject Property

Heritage Palms CDD
Winkler Ave / Six Mile Cypress Pkwy Area
1,662 Single - and Multi-Family Units

Reva Luxury Apartments
Crystal Dr & 6 Mile Cypress Pkwy
255-Unit Upscale Lakeside Community Now Open

Land Development Opportunity
7051 Lakeridge Ct
4.27-Acre C-1 Zoned Parcel Marketed for Mixed-Use Development

New Single-Family Neighborhoods in 33908
33908 Zip Code
\$314k to \$568k Single Family Homes

Southwest Florida International Airport Expansion
11000 Terminal Access Rd
\$1.1 Billion Terminal Expansion is Underway, Featuring New Concourse Construction and Upgraded Passenger Amenities

DEMOGRAPHICS

Population	1-Mile	3-Mile	5-Mile
2025 Estimated Population	9,406	69,068	149,333
2030 Population Projection	11,033	81,587	177,226
Income			
2025 Est. Average Household Income	\$65,405	\$76,491	\$86,357
2025 Est. Median Household Income	\$52,122	\$59,167	\$63,194
Households & Growth			
2025 Estimated Households	4,831	32,650	69,031
2029 Projected Households	5,660	38,446	81,688
Race & Ethnicity			
2025 Est. White	6,873	49,429	104,804
2025 Est. Black or African American	483	3,813	11,283
2025 Est. American Indian/Alaskan Native	43	411	725
2025 Est. Two or More Races	1,785	13,399	28,362
2025 Est. Hispanic Origin	1,696	12,946	26,943

\$117.1M

Total Consumer Spend

Within 1-Mile

\$877.9M

Total Consumer Spend

Within 3-Miles

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



FORT MYERS ATTRACTIONS

- **LAKES REGIONAL PARK: (2.6 MI FROM SP)** A 279-acre park with scenic lakes, boardwalks, playgrounds, picnic areas, gardens, and multi-mile trails—a local favorite for family outings and weekend recreation.
- **JOHN YARBROUGH LINEAR PARK: (1.9 MI FROM SP)** A 6-mile asphalt trail along Ten Mile Canal for biking, walking, and jogging—part of the county’s “Tour de Parks” route.
- **SOUTHWEST FLORIDA MUSEUM OF HISTORY: (6.6 MI FROM SP)** Housed in the old Atlantic Coast Line Railroad depot, this museum explores regional history—from indigenous Calusa tribes to early settlers—with historic artifacts and a pioneer “cracker” house.
- **IMAG HISTORY & SCIENCE CENTER: (7 MI FROM SP)** Interactive STEM museum with hands-on exhibits like the Hurricane Experience, live animal encounters, and a 3D theater—perfect for families.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **12995 S CLEVELAND AVE, FORT MYERS, FL 33907** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.

MATTHEWS™

EXCLUSIVELY LISTED BY



AIDEN HAWKINS

ASSOCIATE VICE PRESIDENT

+1 (813) 600-5908

aiden.hawkins@matthews.com

License No. SL3577905 (FL)



JAKE LURIE

FVP & ASSOCIATE DIRECTOR

+1 (813) 488-0853

jake.lurie@matthews.com

License No. SL3510801 (FL)

Kyle Matthews | Broker of Record | Lic. No. BK3554632 (FL) Firm Lic. No. CQ1066435 (FL)

MEDICAL OFFICE FOR SALE

12995 S CLEVELAND AVE | FORT MYERS, FL 33907

OFFERING MEMORANDUM