

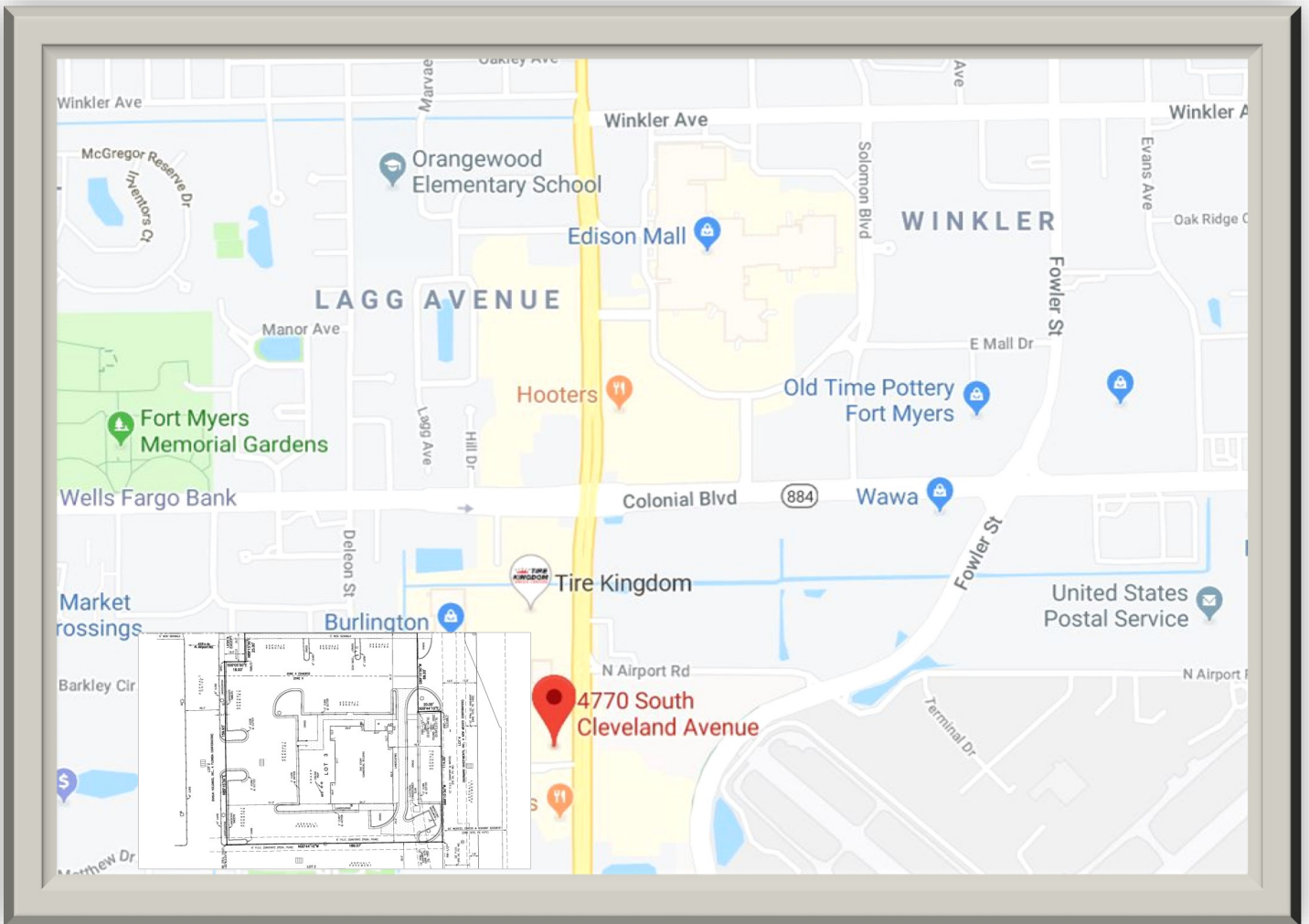


**RJ Realty is pleased to present the exclusive listing for a Mattress Firm located at 4770 Cleveland Ave., Ft. Myers FL. The property consists of 3,412 square feet of building space and is situated on approximately .76 acres of land. The property is subject to an 10-year double-net (NN) lease with more than 9 years remaining on the current renewal term , which requires minimal landlord responsibility. The lease calls for an annual rent of \$69,161, with rental increases in 10/2023 at \$22.30 psf and one option to renew at 26.50 psf.**

**Offering Price \$1,500,000**

**RJ Realty  
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**For Additional Information Call  
Ron Osborne  
Broker  
BK 165590**



- **Located in Florida | Income tax free state**
- **High Visibility on S. Cleveland Ave. (US 41) Just south of Colonial Blvd.**
- **Strong Traffic count 51,933 vpd**
- **Prime Location in fast growing Ft. Myers.**
- **Double Net Lease: limited Landlord Responsibility**
- **9+ years left on current term**
- **Next Rent Increase in 4 years**
- **Tenant has one 5 year Option**
- **.5 miles to Edison Mall**
- **5.8 Miles to I-75**

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