

DE LA CRUZ PROFESSIONAL CENTER

3114 LEE BLVD., LEHIGH ACRES, FL 33971



JOIN EXISTING TENANTS:

- ▶ Max'd Out Fitness
- ▶ Pierre Salnave Grocery Market
- ▶ Beef O Brady's
- ▶ Garden of Infants Daycare
- ▶ State Farm Insurance

FOR LEASE: FROM \$19.00 + \$7.00 NNN

ABOUT THE PROPERTY

This community shopping center is a strong retail/office/medical location with solid tenants, located in mid-Lehigh Acres, just east of Sunshine Blvd.

PROPERTY FEATURES

- ▣ Unit B: 2,800± SF / 5,600± SF / 8,400± SF
- ▣ CAM: \$7.00 PSF
- ▣ Zoning: C-2 (Lee County)
- ▣ Year Built: 2005
- ▣ Ample Parking
- ▣ Excellent Visibility & Pylon Signage
- ▣ Traffic Count: 52,000 (AADT 2022)
- ▣ Frontage on 6-Lane Lee Blvd.
- ▣ Strap #26-44-26-10-00066.0010



Many Possible Uses

Auto Parts • Pharmacy • Bakery • Deli
Coffee Shop • Furniture/Mattress Store • Vet
Laundry • Medical Office or Supply • School
Personal Services • Physical Therapy & More

JIM BOBACK, CCIM
Broker/Owner

C 239-565-2616 • O 239-466-7770
JB@BobackCommercialGroup.com
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Building B was the former Lee County Tax Collectors office. The space can be split to accommodate 2800 sf or 5600 sf or remain as the current "as built" 8400sf.

- ▣ Break Room(s)
- ▣ Conference Room
- ▣ Multiple bathrooms
- ▣ Storage
- ▣ IT areas.



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Site and Floor Plans



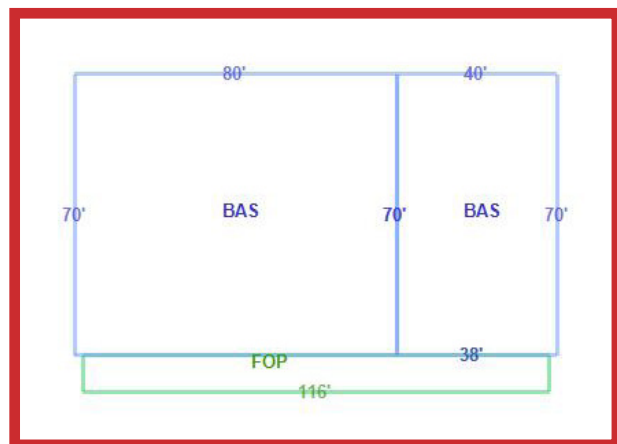
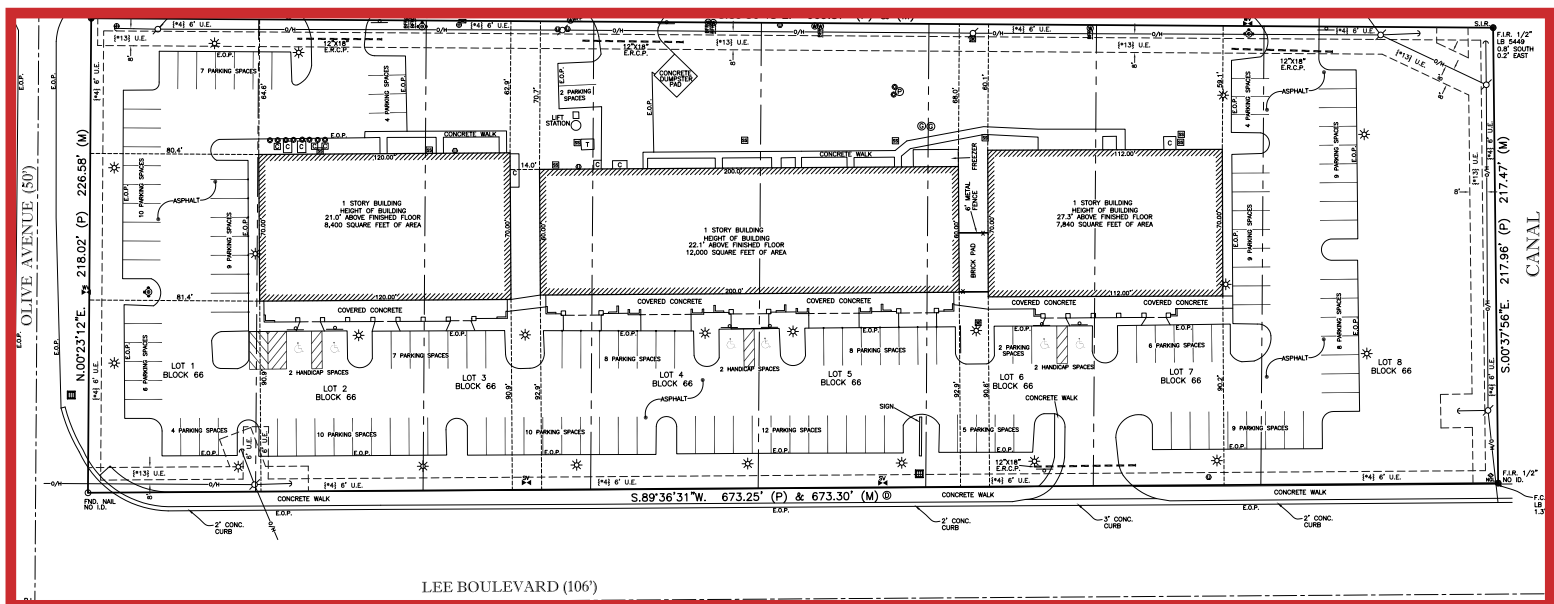
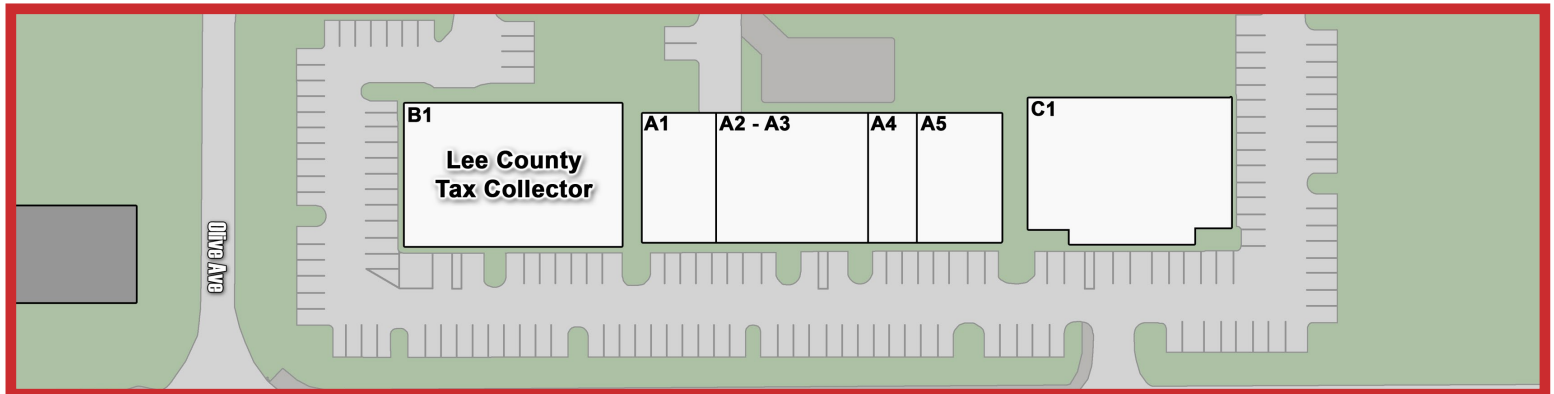
Available as:

- Full 8,400± SF Space
- Partial 5,600± SF space (Yellow)
- Partial 2,800± SF space (Orange)

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