

COMMERCIAL DEVELOPMENT OPPORTUNITY

1519 GRETCHEN AVE. S., LEHIGH ACRES, FL 33973

Boback Commercial Group
Sales • Leasing • Property Management



FOR SALE - \$175,000

ABOUT THE PROPERTY

Great opportunity to finish a 7,000± SF building situated on a 0.82-acre parcel. Benefit from existing plans and completed partial site work.

PROPERTY FEATURES

- ▣ Designed for 5 spaces of 1,200 - 1,465 SF or single 7,000 SF unit
- ▣ Construction drawings and engineering included
- ▣ \$41,000 impact fees paid
- ▣ 200 feet of frontage on Gunnery Rd. S.
- ▣ Zoning: C-2 (Lee County)
- ▣ Utilities: Well & Septic
- ▣ Traffic: 21,800 (AADT - 2017)
- ▣ Strap #04-45-26-05-00010.0100



- Auto Parts • Auto Install/Repair Service
- Vehicle Dealer • Package Store • Food Store
- Hardware Store • Printing Company • Retail
- Daycare • Manufacturing • Contractor • Warehouse

JIM BOBACK, CCIM
Broker/Owner

C 239-565-2616 • O 239-466-7770
JB@BobackCommercialGroup.com
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A STRATEGIC LOCATION FOR COMMERCIAL DEVELOPMENT

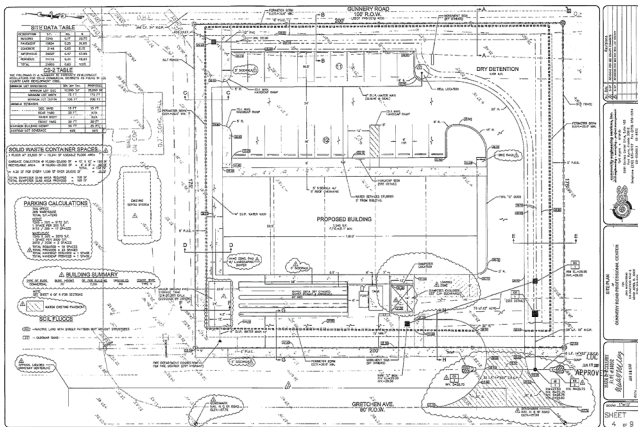


Save thousands of dollars when you use existing slab and plans to complete construction of this project or initiate your own vision for the parcel.

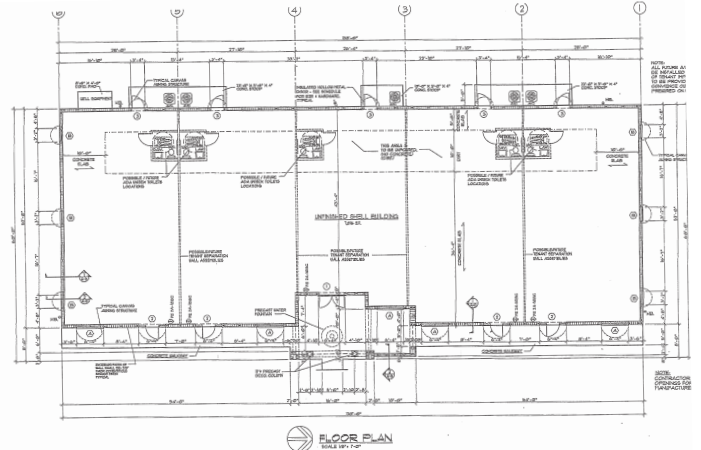
The property is located in between Lee Blvd. and SR 82 with great visibility from Gunnery Rd. S. and Gretchen Ave. S. Enjoy easy access to I-75 and the Southwest Florida Regional Airport.

PLANS INCLUDED

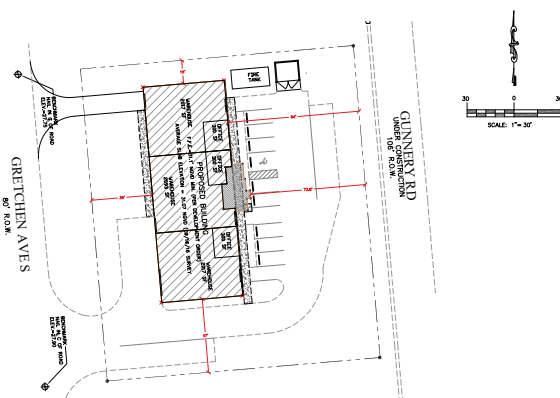
SITE PLAN



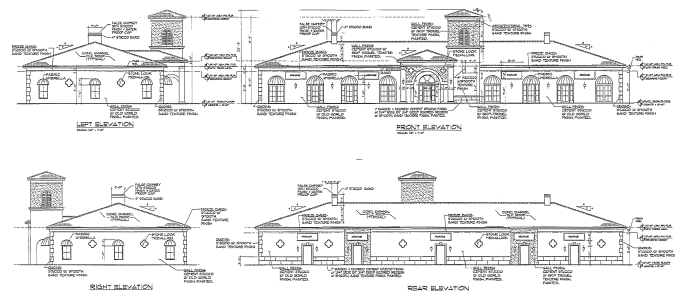
FLOOR PLAN



CONCEPT PLAN



RENDERINGS



2017 DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
POPULATION	5,411	45,727	92,531
# HOUSEHOLDS	1,653	14,657	30,740
MEDIAN HH INCOME	\$50,220	\$55,586	\$56,950
MEDIAN AGE	32.9	32	33.5

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