

**FREESTANDING BUILDING WITH DRIVE-
THRU ON OUTPARCEL TO WAL-MART
LEHIGH ACRES, FL**

**PRIME
LEE BLVD
FRONTAGE**



CONFIDENTIAL LISTING
Do Not Approach Occupants
Must sign Confidentiality Agreement to access further information.

FOR SALE: \$1,500,000 or LEASE: \$33.00 PSF NNN

ABOUT THE PROPERTY

Former bank building with a 4-lane covered drive-through. Direct right or left in and right out. Additional access to a traffic signal at Wal-Mart exit or to a full median cut at 1st St. W. from Elva Ave. N. Great retrofit for a variety of possible uses (see back for list).

PROPERTY FEATURES

- ❑ OPEX: \$5.00 PSF
- ❑ Building Size: 3,024± SF
- ❑ Land Size: 1.05± Acres
- ❑ Zoning: CPD (Lee County)
- ❑ Real Estate Taxes: \$10,100 (2017)
- ❑ High Visibility
- ❑ Parking: 20 Spaces
- ❑ Year Built: 1998
- ❑ Traffic: 32,600 AADT (2017)
- ❑ Strap # 25-44-26-00-00001.0000

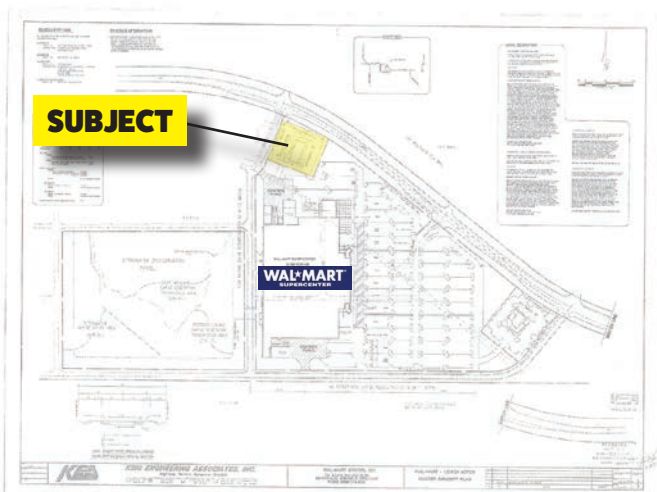


4-Lane Covered Drive-Thru

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POSSIBLE USES

- ▶ Auto Parts with Installation/ Auto Repair
- ▶ Bank
- ▶ Convenience Store, with Fuel
- ▶ Medical/Pharmacy
- ▶ Food Store
- ▶ Health Care Facility
- ▶ Fast food, QSR,
- ▶ Coffee Shop
- ▶ Medical
- ▶ Retail

2017 DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
POPULATION	4,340	50,387	128,073
# HOUSEHOLDS	2,105	23,986	59,064
MEDIAN HH INCOME	\$68,523	\$56,906	\$58,470
MEDIAN AGE	42.9	53.1	49.4

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