

RETAIL/OFFICE/FLEX SPACE

5513 - 5519 8th STREET W., LEHIGH ACRES, FL 33971

Boback
Commercial
Group
Sales • Leasing • Property Management



FOR LEASE: 1,250± - 2,475± SF

ABOUT THE PROPERTY

Redevelopment space located in a fast expanding retail area. This convenient Lehigh Acres location has signalized access, high visibility to six-lane Lee Boulevard and is just minutes to I-75.

PROPERTY FEATURES

- ❑ Building Size: 15,000± SF
- ❑ Utilities: Water & Sewer
- ❑ Zoning: CC - Community Commercial (Lee County)
- ❑ Multi-Use Space
- ❑ Parking Ratio: 4/1,000 SF (60 Spaces)



JIM BOBACK, CCIM
Broker/Owner

C 239-565-2616 • O 239-466-7770
JB@BobackCommercialGroup.com
www.BobackCommercialGroup.com

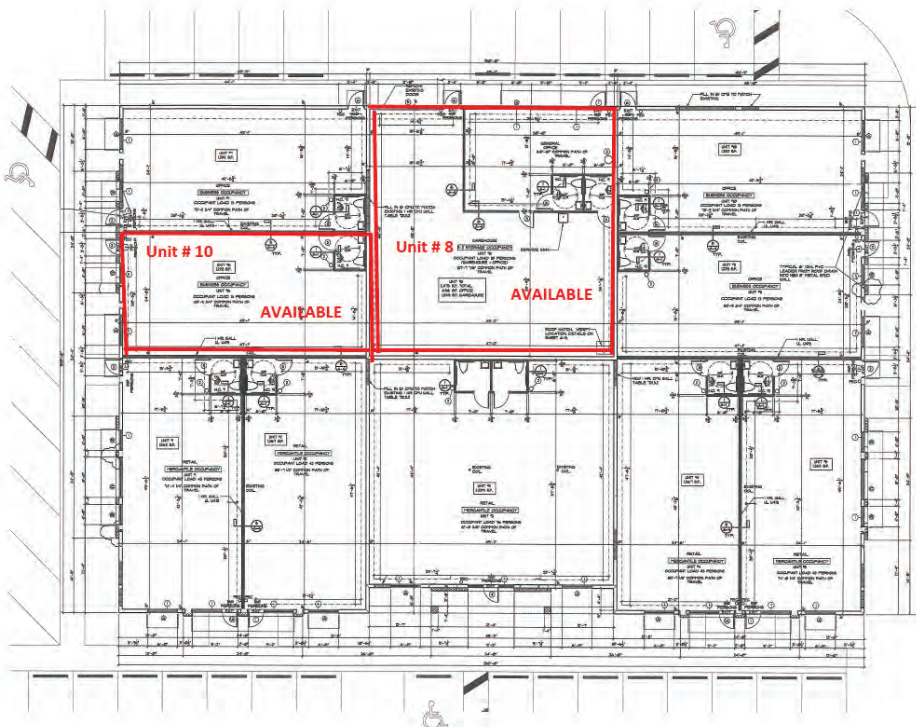
RETAIL/OFFICE/FLEX SPACE

5513 - 5519 8th STREET W., LEHIGH ACRES, FL 33971

AVAILABLE UNITS

UNIT #	MIN. DIVISIBLE	MAX. CONTIGUOUS	MONTHLY RATE + FL SALES TAX	DESCRIPTION
8	2,475 SF	2,475 SF	\$1,850	Flex Space 636 SF Office / 1,839 SF Warehouse
10	1,250 SF	1,250 SF	\$1,100	Retail Space

FLOOR PLAN



Multi-Use Space

RETAIL SALES • RETAIL SERVICES
OFFICE • FLEX SPACE



Ample Parking

2018 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	6,412	40,015	82,266
# Households	1,971	13,322	28,383
Median HH Income	\$51,694	\$58,329	\$60,414
Median Age	30.7	32.9	35.8

JIM BOBACK, CCIM
Broker/Owner

C 239-565-2616 • O 239-466-7770
JB@BobackCommercialGroup.com
www.BobackCommercialGroup.com