

RETAIL BUILT-TO-SUIT OFF HOMESTEAD ROAD

37-39 ALABAMA RD N, LEHIGH ACRES, FL 33936

Boback
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Group

Sales • Leasing • Property Management



FOR LEASE: \$20.00 PSF

ABOUT THE PROPERTY

Ideally located just off 4-laned Homestead Rd. near a busy signalized intersection and within a major retail corridor, this build-to-suit opportunity could be two 1,200± SF units or one 2,400± SF unit with drive-thru potential. High visibility site is ideal for a coffee or fast food operator.

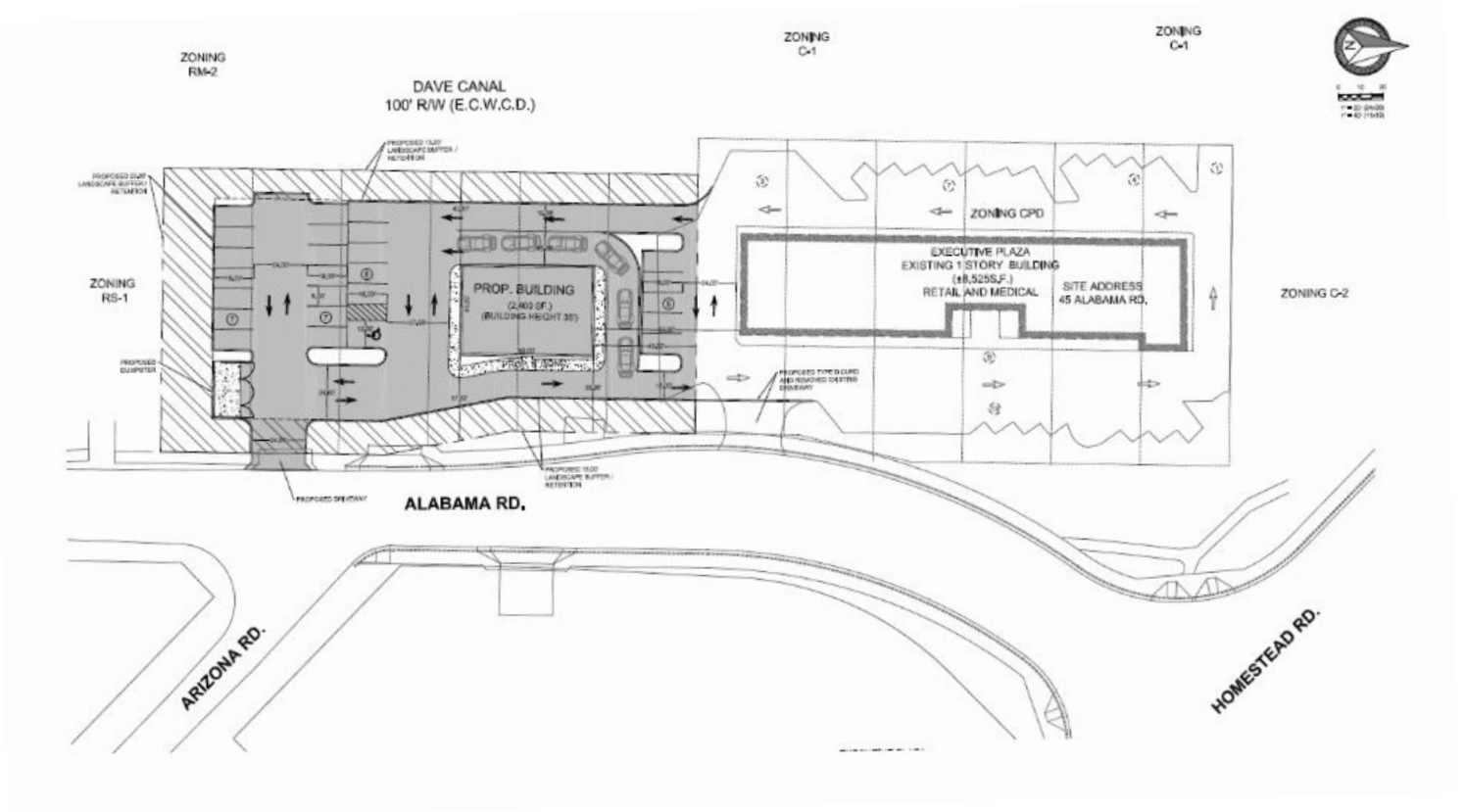
PROPERTY FEATURES

- ❑ Lease Rate: \$20.00 PSF for 2,400± SF (\$5.00 PSF Premium for Split Spaces)
- ❑ Land Size: 0.66± Acres
- ❑ Zoning - Lee County: CPD - Commercial Planned Development (subject to zoning amendment)
- ❑ Pylon sign available on Homestead Rd across from Delaware Rd
- ❑ Parking: 32 spaces
- ❑ 2017 Traffic Count: 27,100 AADT (Homestead Rd @ Westminster Rd)
- ❑ Drive-thru potential for one space
- ❑ Heavy Retail Corridor
- ❑ STRAP #: 37 Alabama Rd N: 32-44-27-01-00001.0130 and
39 Alabama Rd N: 32-44-27-01-00001.1001

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CONCEPT PLAN



2018 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	8,727	41,279	82,272
# Households	3,705	14,869	27,741
Median HH Income	\$38,264	\$49,439	\$51,175
Median Age	44.2	38.6	34.8