

RETAIL/OFFICE SPACE

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



FOR LEASE: 1,250 SF & 1,267 SF

ABOUT THE PROPERTY

Retail/Office space located in a fast expanding Retail area. This convenient Lehigh Acres location has signaled access, visibility to six-lane Lee Boulevard and is just minutes to I-75 and Fort Myers.

PROPERTY FEATURES

- Available Space: Unit 2 - 1,267± SF
Unit 10 - 1,250± SF
- Utilities: Water & Sewer
- Zoning: CC - Community Commercial (Lee County)
- Immediate Availability
- Parking Ratio: 4/1,000 SF (60 Spaces)
- Sprinklered



JIM BOBACK, CCIM
Broker/Owner

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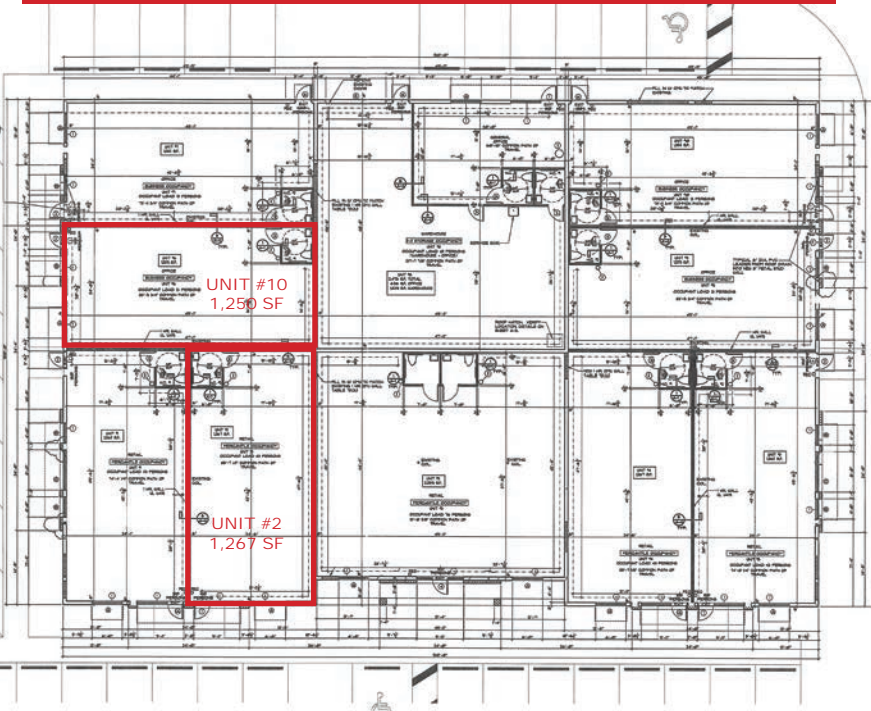
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AVAILABLE UNITS

UNIT #	MIN. DIVISIBLE	MAX. CONTIGUOUS	MONTHLY RATE + FL SALES TAX	DESCRIPTION
2	1,267 SF	1,267 SF	\$1,425	Retail / Office Space
8	2,475 SF	2,475 SF	LEASED	
10	1,250 SF	1,250 SF	\$1,195	Retail / Office Space

FLOOR PLAN



RETAIL SALES • RETAIL SERVICES
PROFESSIONAL OFFICE



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

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