

MED CENTER PLAZA VI

60 WESTMINTER ST. N., LEHIGH ACRES, FL 33936

Boback
Commercial
Group
Sales • Leasing • Property Management



MEDICAL / OFFICE SUITES
1,400± SF now available for
immediate occupancy.

FOR LEASE: \$16.00 PSF GROSS + SALES TAX

ABOUT THE PROPERTY

Located on a major thoroughfare, this busy medical & office center is situated on a highly visible corner at Westminster St. N. and Homestead Rd in “downtown” Lehigh Acres. This location is close to all business services, restaurants, banks and more.

PROPERTY FEATURES

- ▣ Zoning: CS1 (Lee County)
- ▣ Traffic: 27,100 (at Westminster St. N.)
- ▣ Available: 1,400± SF
- ▣ Easy access to I-75 and Downtown
- ▣ Utilities: Water & Sewer
- ▣ Parking Ratio: 5.5/1,000 SF (55 Spaces)
- ▣ Highly visible corner
- ▣ Pylon signage



JIM BOBACK, CCIM
Broker/Owner

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AVAILABLE UNITS

UNIT #	MIN. DIVISIBLE	MAX. CONTIGUOUS	DESCRIPTION
E	1,000± SF	4,400± SF	LEASED
F	1,400± SF	1,400± SF	Move-in ready
G	2,000± SF	3,400± SF	LEASED

LOCATED ON A HIGHLY VISIBLE CORNER NEAR A MAJOR SIGNALIZED INTERSECTION



2018 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	8,461	41,032	82,714
# Households	3,595	14,710	27,885
Median HH Income	\$38,345	\$49,375	\$51,182
Median Age	44.3	38.4	34.4

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