

2.3± ACRES AT SIGNALIZED CORNER

SR 29 & NOBLES RD, LABELLE, FL 33935



Sales • Leasing • Property Management



Also available
19.46± ACRES

SITE
2.3± ACRES

FOR SALE: \$499,000 @ \$4.98 PSF

ABOUT THE PROPERTY

This highly visible commercial investment site is situated at a signalized intersection and is suitable for an Auto Parts Store, Retail or Convenience Store(s), Grocery or QSR location. The Concept Plan for a 6,500± SF building with 8 gas pumps can be seen on the back of this flyer.

PROPERTY FEATURES

- ❑ Zoning: C-2 General Commercial (Hendry County)
- ❑ Utilities: Well and Septic
- ❑ Traffic: 15,000 AADT - 2018
- ❑ Signalized corner
- ❑ Road to be 4-laned
- ❑ Remaining balance of the parcel approx.20 acres is also available



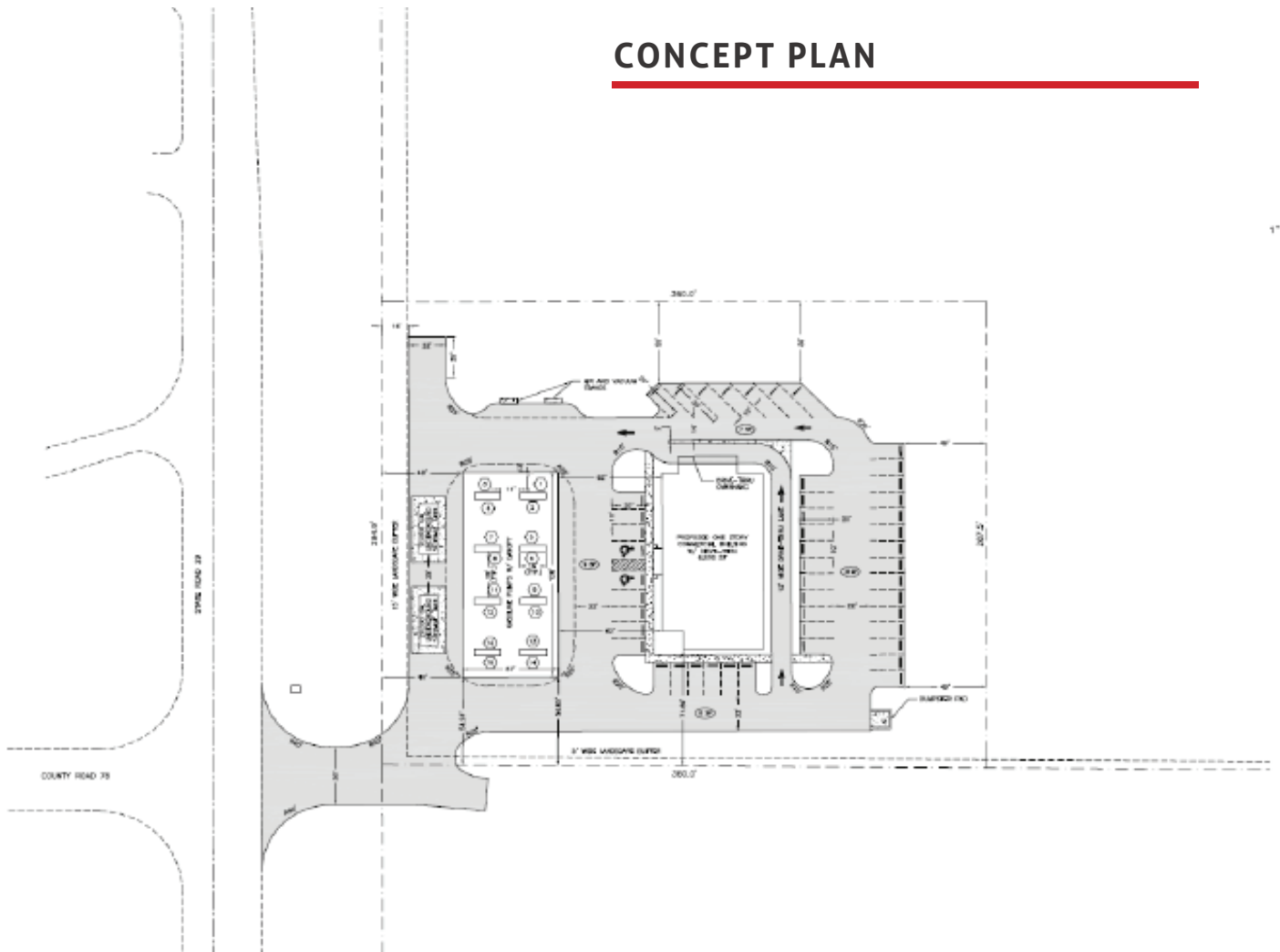
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CONCEPT PLAN



2019 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	1,183	12,064	18,024
# Households	440	3,813	5,708
Median HH Income	\$38,225	\$37,497	\$39,932
Median Age	32.4	34.7	34.8

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