

# FLEX SPACE NEAR LEE BLVD.

551 OWEN AVENUE N., LEHIGH ACRES, FL 33971

**LEASE RATE  
REDUCED**



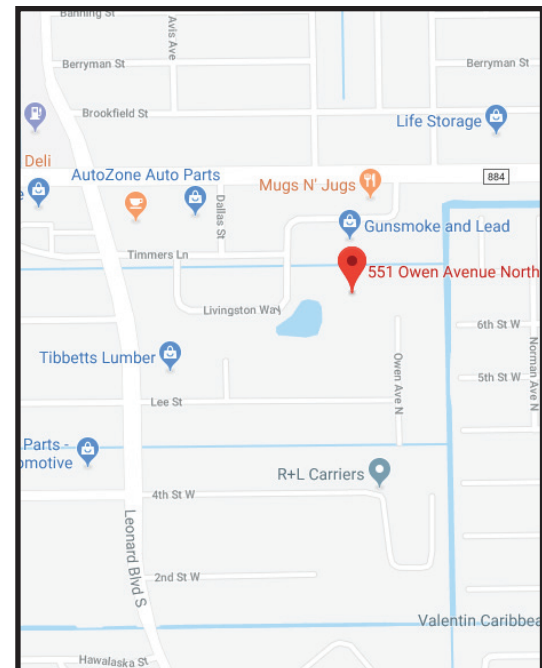
**FOR LEASE: \$9.50 PSF GROSS**

## ABOUT THE PROPERTY

Flex Space located in a rapidly expanding residential and industrial area of Lehigh Acres near many retail development projects. The two available units can be combined for a total of 5,847± SF. The property is conveniently located to Fort Myers and Lehigh Acres, minutes to I-75, or SR-82 via Lee Boulevard to Colonial Boulevard.

## PROPERTY FEATURES

- Building Size: 33,725 SF
- Available: 2,247± - 5,847± SF
- Unit 7 is 2,247± SF (257± SF Office/1,990± SF Warehouse)
- Unit 10 is 3,600± SF (240± SF Office/3,360± SF Warehouse)
- Utilities: Water & Sewer
- Zoning: IL - Light Industrial (Lee County)
- Ample Parking
- Year Built: 2008
- Ceiling: Minimum 18' Clear Height
- Construction: Concrete Block
- 3-Phase Power Available, Sprinklered



**JIM BOBACK, CCIM**  
Broker/Owner

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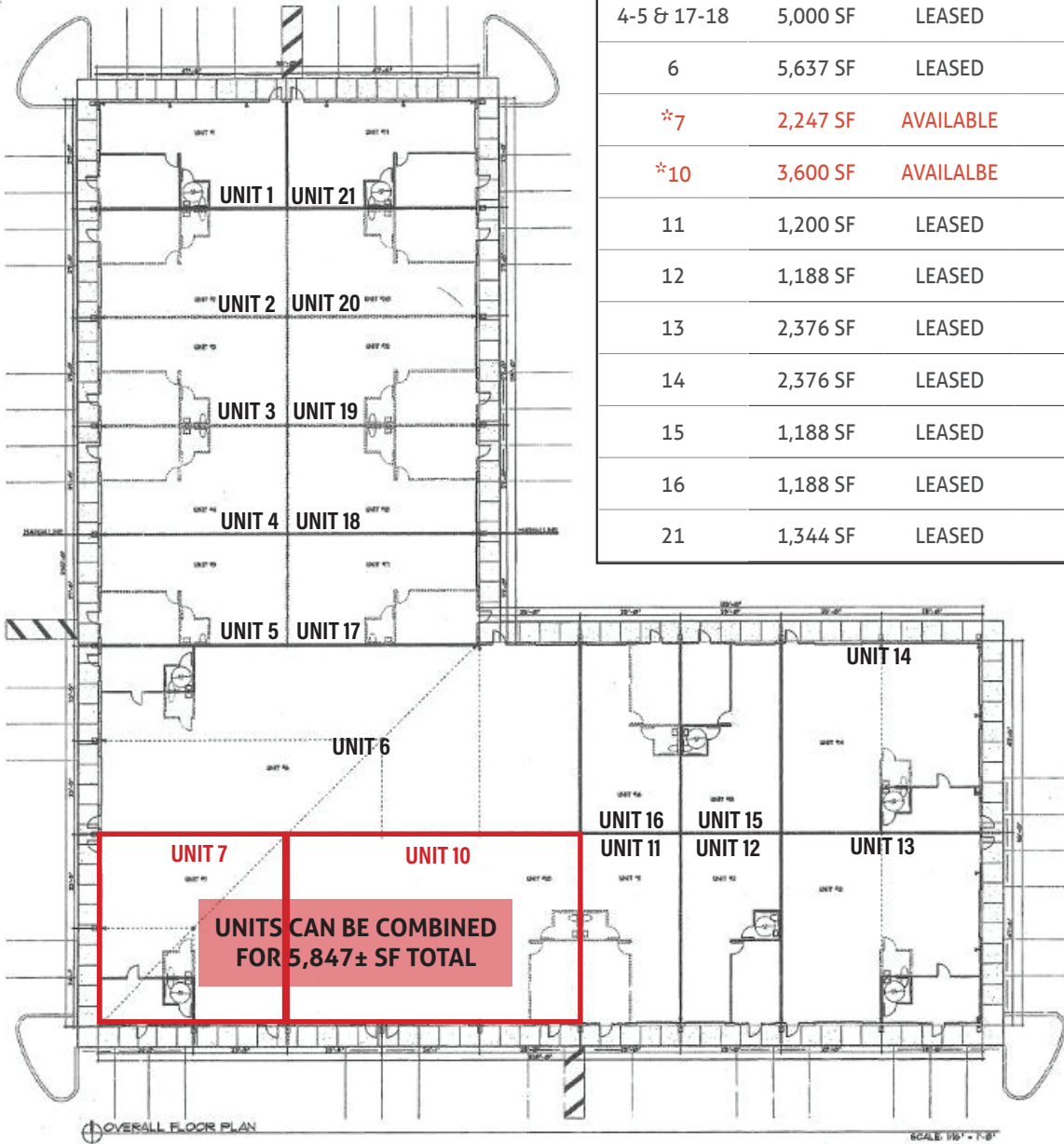
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## AVAILABLE UNITS

UNIT #	SIZE	STATUS	DESCRIPTION
1	1,344 SF	LEASED	398 SF Office / 946 SF WH
4-5 & 17-18	5,000 SF	LEASED	5,000 SF
6	5,637 SF	LEASED	257 SF Office / 5,380 SF WH
*7	2,247 SF	AVAILABLE	257 SF Office / 1,990 SF WH
*10	3,600 SF	AVAILABLE	240 SF Office / 3,360 WH
11	1,200 SF	LEASED	240 SF Office / 960 SF WH
12	1,188 SF	LEASED	315 SF Office / 873 SF WH
13	2,376 SF	LEASED	278 SF Office / 2,098 SF WH
14	2,376 SF	LEASED	278 SF Office / 2,098 SF WH
15	1,188 SF	LEASED	315 SF Office / 873 SF WH
16	1,188 SF	LEASED	315 SF Office / 873 SF WH
21	1,344 SF	LEASED	398 SF Office / 946 SF WH

## FLOOR PLANS



**\*Combine Units 7 & 10 for a total of 5,847± SF**

## 2019 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	6,894	41,711	82,524
# Households	2,101	13,890	28,494
Median HH Income	\$45,802	\$55,822	\$58,244
Median Age	30.6	33.0	35.9

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