

COMMERCIAL CORNER IDEAL FOR C-STORE WITH GAS

3107 23RD STREET SW, LEHIGH ACRES, FL 33976

**Boback
Commercial
Group**
Sales • Leasing • Property Management



FOR SALE - \$699,000

ABOUT THE PROPERTY

1.74± acre corner parcel on Southwest Sunshine Blvd. Can accommodate 12,000 SF of retail/office or a 4,600 SF convenience store with gas. Located on SW 23rd street in SW Lehigh Acres midway between Lee Blvd & SR 82. Close to all major road-ways and central Lehigh Acres.

Zoned for but not limited to Convenience Store with 12 gas pumps, auto parts store, commercial school, dollar store, numerous retail uses, day care facility or medical office.

PROPERTY FEATURES

- 1.74± Acres
- Zoning: CPD (Lee County)
- Utilities: Well and Septic
- Uses: Retail and Office
- R.E. Taxes: \$739.38 (2020)
- Strap#: 02-45-26-11-00103.0100

Zoning Allows Many Property Uses



JIM BOBACK, CCIM
Broker/Owner

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2020 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	6,362	44,802	94,302
# HOUSEHOLDS	1,815	14,623	31,550
MEDIAN HH INCOME	\$47,208	\$44,978	\$51,202
MEDIAN AGE	30.0	32.7	34.5

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