

RETAIL BUILT-TO-SUIT OFF HOMESTEAD ROAD

37-39 ALABAMA RD N, LEHIGH ACRES, FL 33936

**Boback
Commercial
Group**

Sales • Leasing • Property Management



FOR LEASE: \$20.00 PSF

ABOUT THE PROPERTY

Ideally located just off 4-laned Homestead Rd. near a busy signalized intersection and within a major retail corridor, this build-to-suit opportunity could be two 1,200± SF units or one 2,400± SF unit with drive-thru potential. High visibility site is ideal for a coffee or fast food operator.

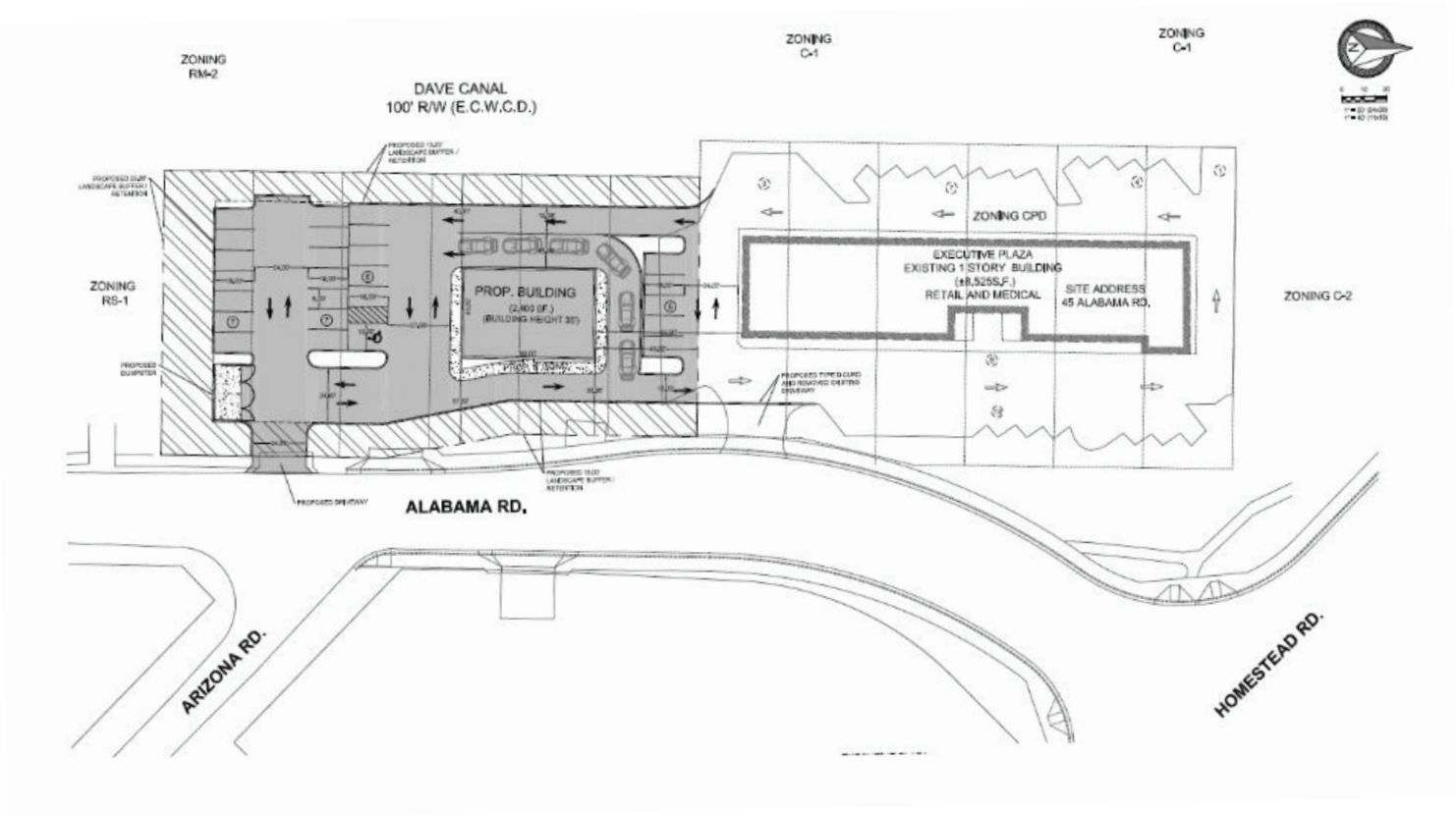
PROPERTY FEATURES

- ❑ Lease Rate: \$20.00 PSF for 2,400± SF (\$5.00 PSF Premium for Split Spaces)
- ❑ Land Size: 0.66± Acres
- ❑ Zoning - Lee County: CPD - Commercial Planned Development (subject to zoning amendment)
- ❑ Pylon sign available on Homestead Rd across from Delaware Rd
- ❑ Parking: 32 spaces
- ❑ 2020 Traffic Count: 20,000 AADT (Homestead Rd @ Westminster Rd)
- ❑ Drive-thru potential for one space
- ❑ Heavy Retail Corridor
- ❑ STRAP #: 37 Alabama Rd N: 32-44-27-01-00001.0130 and
39 Alabama Rd N: 32-44-27-01-00001.1001

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CONCEPT PLAN



2020 DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|------------------|----------|----------|----------|
| Population | 8,940 | 42,224 | 84,463 |
| # Households | 3,779 | 15,159 | 28,440 |
| Median HH Income | \$34,845 | \$46,305 | \$48,820 |
| Median Age | 44.1 | 38.6 | 34.9 |

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