



1 - 2.4 ACRES ON LEE BOULEVARD

3317 Lee Boulevard | Lehigh Acres, FL 33971

FOR SALE

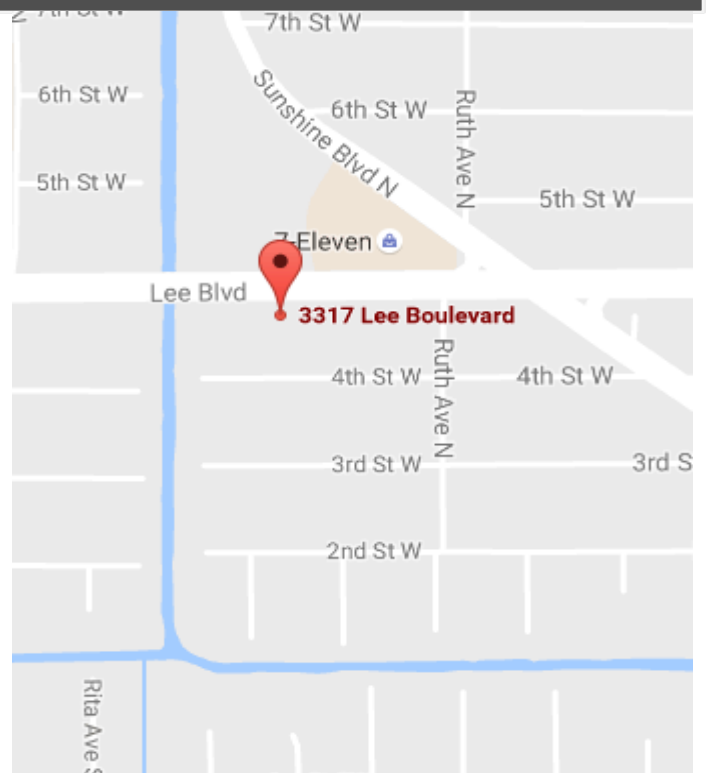
PRICE : All or Part 1 Acre \$375,000, 2.4 Acres \$705,000

SIZE: 1 - 2.4 Acres

UTILITIES: Water and Sewer

AMENITIES & DETAILS:

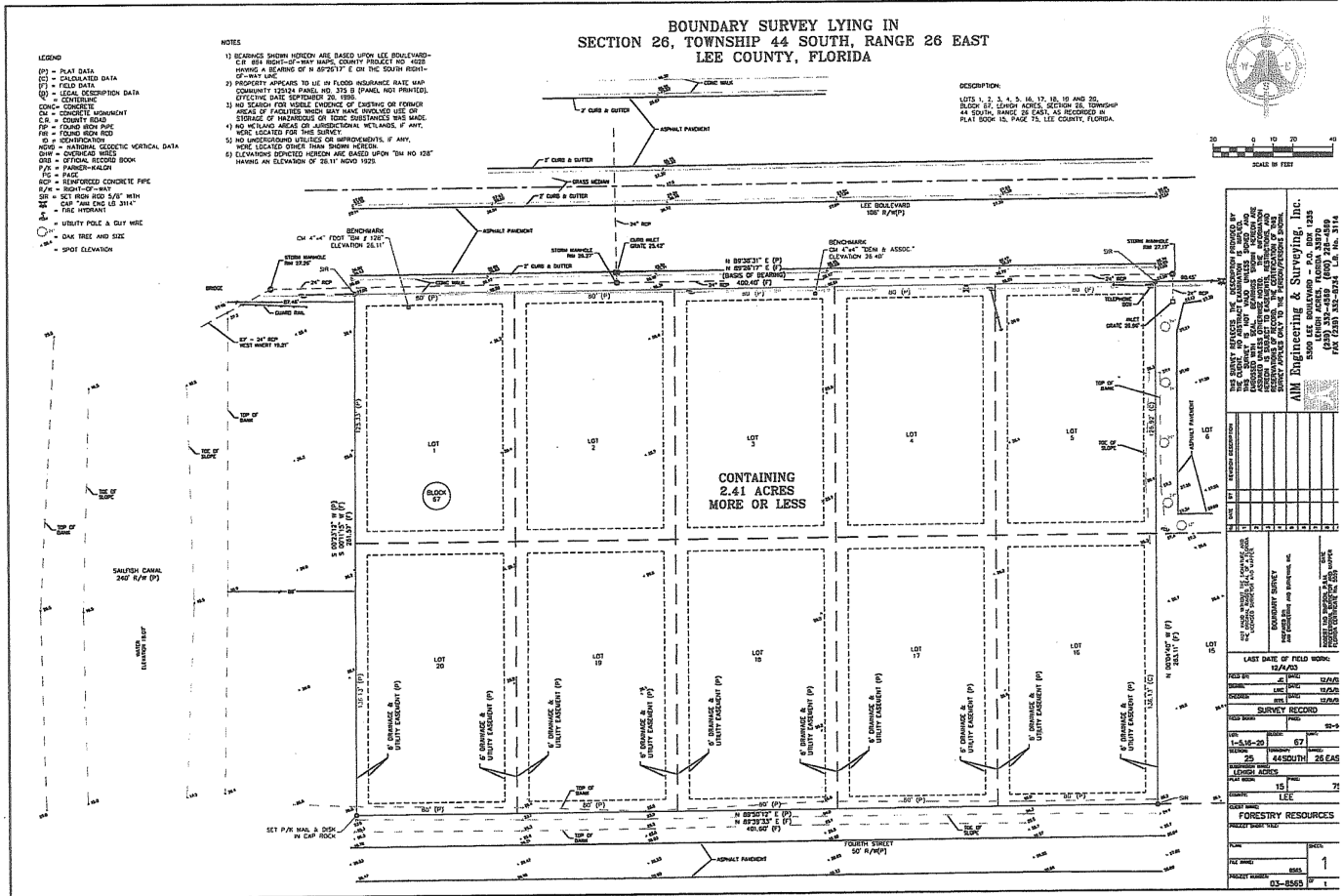
- Strap#: 26-44-26-11-00067.0010, .0020, .0160, .0170, .0180, 0190, .0200
- Zoning: CPD - Commercial Planned Development
- Traffic Count: 32,300 Cars Per Day E. of Sunshine Blvd
- Uses: include, but not limited to: Banks with drive-thru Financial Institutions, Medical Office, Pharmacy, Restaurants, Retail and Food Stores.
- Located just west of the signalized intersection of Sunshine Boulevard w/ 400 Ft. of frontage on Lee Boulevard
- Access from both north and south side of property
- Excellent location for business needing high visibility



For more information please call:

Jim Boback, CCIM
 Executive Managing Partner/Broker
 Office: 239-466-7770
 Ph: 239-565-2616
 jb@bobackcommercialgroup.com

HIGH VISIBILITY



2017 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	11,812	57,984	108,287
# HOUSEHOLDS	3,660	19,227	38,359
MEDIAN HH INCOME	\$50,955	\$44,372	\$50,559
MEDIAN AGE	32.6	33.3	35.3

Boback Commercial Group
 Sales • Leasing • Property Management

For more information please call:
 Jim Boback, CCIM
 Executive Managing Partner/Broker
 Office: 239-466-7770
 Ph: 239-565-2616
 jb@bobackcommercialgroup.com

Information contained herein was obtained from sources believed reliable, however, Boback Commercial Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. This presentation of the property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease or withdrawal without notice.