



1 - 2.4 ACRES ON LEE BOULEVARD

3317 Lee Boulevard | Lehigh Acres, FL 33971

FOR SALE

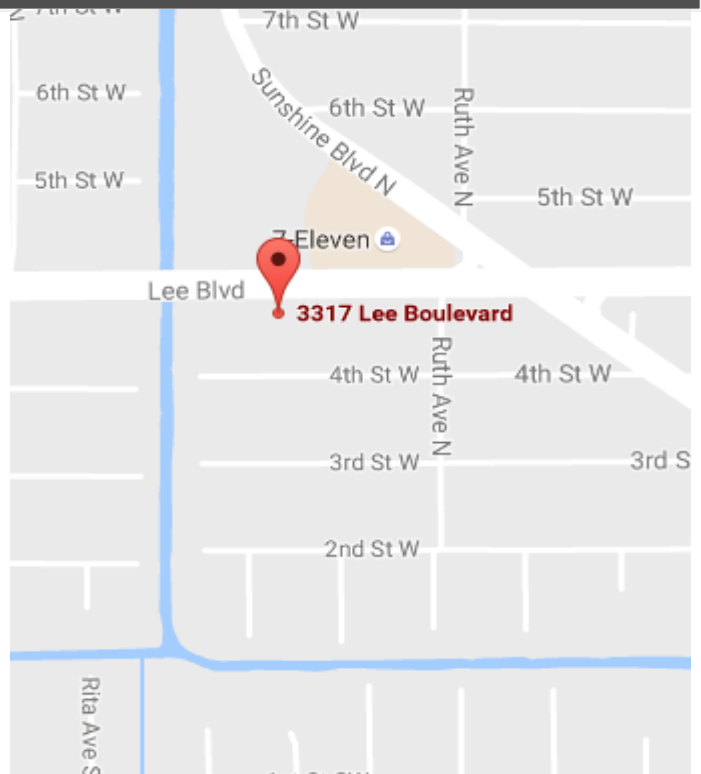
PRICE : All or Part 1 Acre \$375,000, 2.4 Acres \$705,000

SIZE: 1 - 2.4 Acres

UTILITIES: Water and Sewer

AMENITIES & DETAILS:

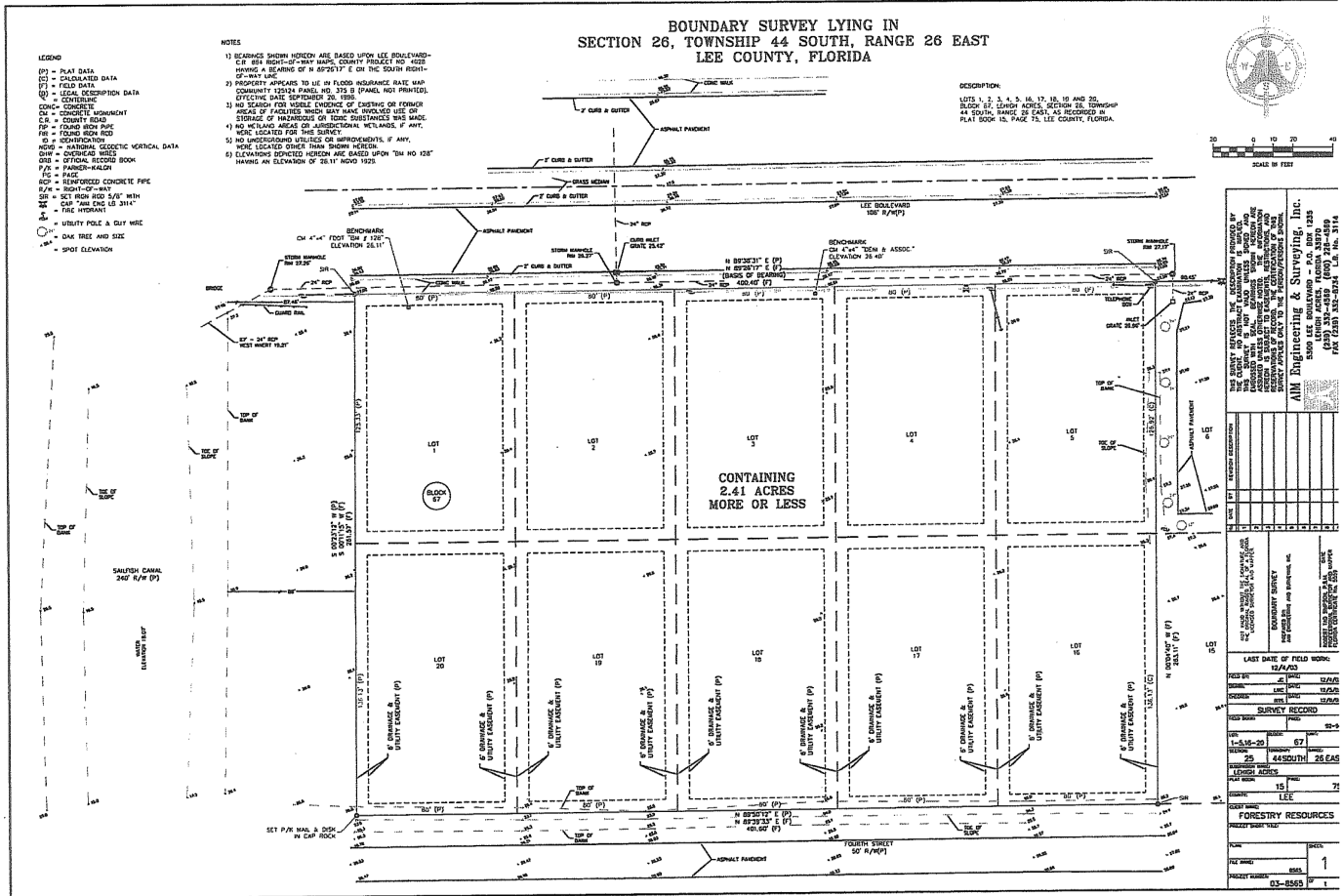
- Strap#: 26-44-26-11-00067.0010, .0020, .0160, .0170, .0180, 0190, .0200
- Zoning: CPD - Commercial Planned Development
- Traffic Count: 32,300 Cars Per Day E. of Sunshine Blvd
- Uses: include, but not limited to: Banks with drive-thru Financial Institutions, Medical Office, Pharmacy, Restaurants, Retail 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
 Owner/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

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