

0.86± ACRE ON SUNSHINE BLVD.
LEHIGH ACRES, FL 33971



\$250,000 @ \$6.65 PSF

ABOUT THE PROPERTY

Lot split from existing parcel currently in process. The property is located in a busy Retail/Medical/Office corridor and provides 185± feet on Sunshine Blvd. N. and visibility to Lee Blvd.

PROPERTY FEATURES

- ❑ Utilities: Water & Sewer
- ❑ New Tire Choice facility on adjacent parcel
- ❑ Zoning: CG - Commercial General (Lee County)
- ❑ 185 feet on Sunshine Blvd., N. and visibility to Lee Blvd.
- ❑ Possible uses include Office, Retail, Medical or Restaurant
- ❑ Right in/out on Lee Blvd. & right out on Sunshine Blvd. N.
- ❑ Traffic: 34,300 (AADT) - Lee Blvd./ 13,900 - Sunshine Blvd.
- ❑ Strap # 26-44-26-01-0000B.0020

SURROUNDING MEDICAL FACILITIES

Eye Centers of Florida
Family Health Centers of SWFL
First Chiropractic & Rehab
Innovative Dermatology
Kagan Jugan & Associates
Lehigh Kidney Care Center
Orthodontics Exclusively
Physicians Primary Care
21st Century Oncology

JIM BOBACK, CCIM
Broker/Owner

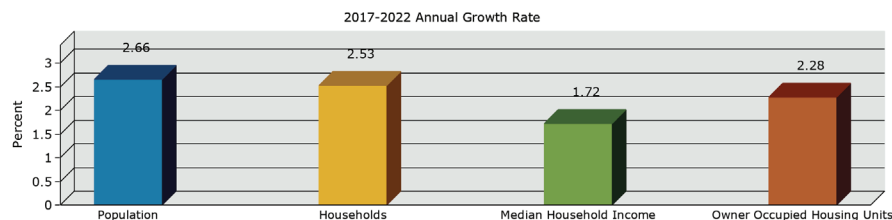
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A STRATEGIC LOCATION FOR COMMERCIAL DEVELOPMENT

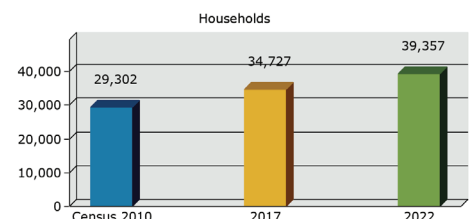


LEHIGH ACRES OVERVIEW

Lehigh Acres is one of Lee County's fastest growing communities. Affordable housing and a casual lifestyle are attracting a younger population, dominated by families. With a strong supply of land, convenient access to Interstate 75, Southwest Florida International Airport and a growing workforce, Lehigh Acres is poised for continued growth.



(Information provided by Lee County EDO)



2017 DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
POPULATION	5,411	45,727	92,531
# HOUSEHOLDS	1,653	14,657	30,740
MEDIAN HH INCOME	\$50,220	\$55,586	\$56,950
MEDIAN AGE	32.9	32	33.5

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