

COMMERCIAL DEVELOPMENT OPPORTUNITY

GUNNERY RD @ 11TH ST., LEHIGH ACRES, FL 33973

Boback Commercial Group
Sales • Leasing • Property Management



FOR SALE - .80 to 2.0 Acres

ABOUT THE PROPERTY

Multiple parcels that can be combined for a total of 2 acres with 500 feet of frontage on Gunner Rd. Located in south central Lehigh Acres midway between Lee Blvd & SR 82. Enjoy close proximity to all major roadways.

PROPERTY FEATURES

- ▣ 0.80 Acres \$200,000
- ▣ 1.20 Acres \$300,000
- ▣ 2.0 Acres \$500,000
- ▣ Uses: Retail, Office, Medical & Warehouse
- ▣ Zoning: C-2 (Lee County)
- ▣ Traffic Count: 21,400 (AADT - 2017)
- ▣ Strap#:
0.80 Acres: 33-44-26-07-00017.0220 to 0250
1.20 Acres: 33-44-26-07-00017.0260



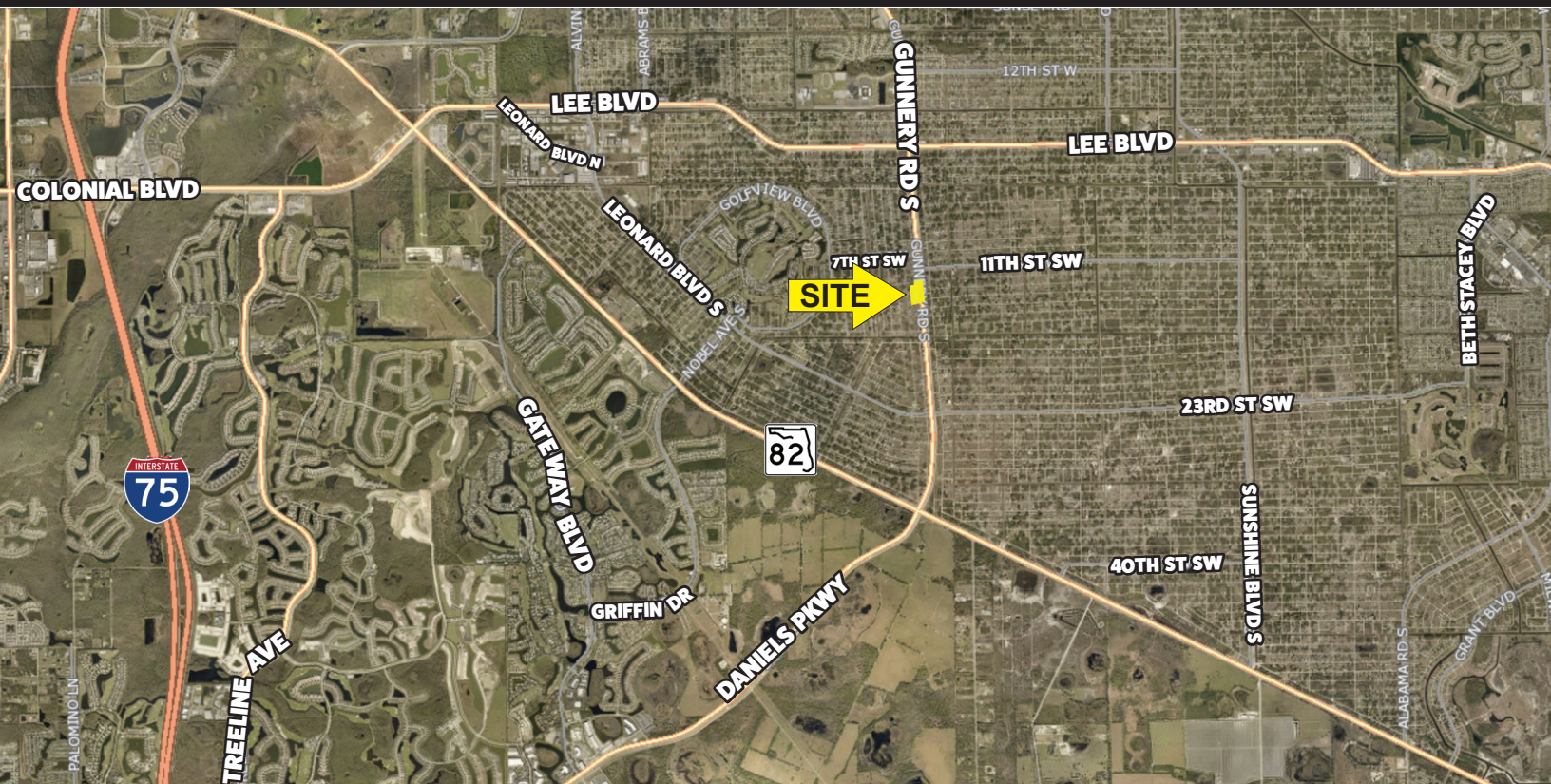
- Auto Parts • Auto Install/Repair Service
- Vehicle Dealer • Package Store • Food Store
- Hardware Store • Printing Company • Retail
- Daycare • Manufacturing • Contractor • Warehouse

JIM BOBACK, CCIM
Broker/Owner

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Lehigh Acres is one of Lee County's fastest growing communities with around 110,000 residents calling the community home. 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.



2017 DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
POPULATION	5,411	45,727	110,000
# 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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