

DE LA CRUZ PROFESSIONAL CENTER

3114 LEE BLVD., LEHIGH ACRES, FL 33971



JOIN EXISTING TENANTS:

- ▶ Max'd Out Fitness
- ▶ Lee County Tax Collector
- ▶ Beef O Brady's
- ▶ Schuman Insurance
- ▶ Pierre Salnave Grocery Market
- ▶ Garden of Infants, LLC

FOR LEASE: \$15.00 PSF NNN

ABOUT THE PROPERTY

This community shopping center is a strong retail/office/medical location with solid anchor tenants located in mid-Lehigh Acres, just east of Sunshine Blvd.

PROPERTY FEATURES

- ▣ Unit A-4: 1,200± SF (available Sept. 2019)
- ▣ CAM: \$4.46 PSF
- ▣ Zoning: C-2 (Lee County)
- ▣ Year Built: 2005
- ▣ Ample Parking
- ▣ Excellent Visibility & Pylon Signage
- ▣ Traffic Count: 32,600 (AADT 2018)
- ▣ Frontage on 6-Lane Lee Blvd.
- ▣ Strap #26-44-26-10-00066.0010



Many Possible Uses

Auto Parts • Pharmacy • Food Store • Bakery • Deli
Coffee Shop • Furniture/Mattress Store • Vet
Laundry • Medical Office or Supply • School
Personal Services • Fitness • Physical Therapy & More

JIM BOBACK, CCIM
Broker/Owner

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Sales • Leasing • Property Management



2018 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	2,992	50,102	139,150
# Households	1,647	22,437	57,318
Median HH Income	\$34,515	\$37,025	\$39,440
Median Age	58.2	50.9	44.1



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