

MEDICAL/OFFICE/RETAIL

2178 LEE BLVD., LEHIGH ACRES, FL 33971

Boback
Commercial
Group

Sales • Leasing • Property Management



FOR LEASE: \$18.00 PSF + \$3.55 PSF CAM

ABOUT THE PROPERTY

Former physical therapy/wellness business. This space includes multi-stall restrooms and showers, 3 exam/treatment rooms. Mostly open plan with ancillary office/exam areas. Additional features include storage and IT room, hot water service, generous parking and pylon signage.

PROPERTY FEATURES

- ▣ Zoning: C-2 (Lee County)
- ▣ Traffic Count (2019): 43,300 AADT (E of Sunshine Blvd)
- ▣ Available: 4,133± SF
- ▣ Land Size: 1± Acre
- ▣ Year Built: 2006
- ▣ Parking Ratio: 8.00/1,000 SF (60 spaces)
- ▣ Property ID: 25-44-26-14-00000.0050



Multi-Use Property

JIM BOBACK, CCIM
Broker/Owner

C 239-565-2616 • O 239-466-7770
JB@BobackCommercialGroup.com
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HIGHLY VISIBLE LOCATION ON HIGH-TRAFFIC 4-LAND ARTERIAL LEE BOULEVARD



Located in central Lehigh Acres in one of America's fastest growing mid-size cities. The immediate surrounding area includes strong retail and office locations.

The building co-tenants include a medical doctor and dentist. Some restrictions on physical therapy operation due to owners nearby competing business.

Easy retrofit for alternate uses to include: pharmacy, animal clinic/pet services, medical supplies, health care outpatient services, health club/spa, auto parts sales, insurance office, real estate, attorney office, home health agency, package store, retail food market, dry cleaner or other business services groups.

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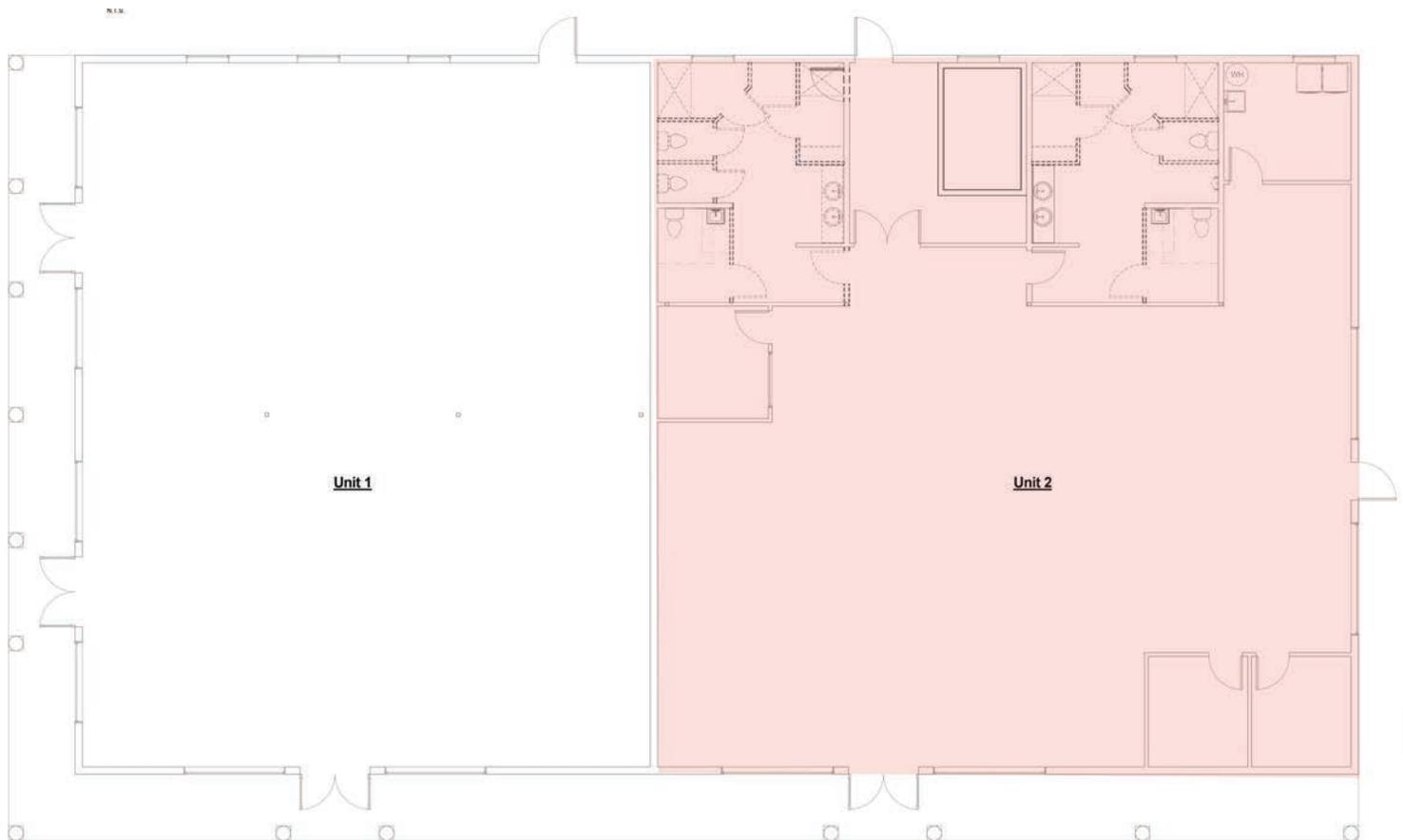
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FLOOR PLAN



2019 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,323	43,144	93,417
# Households	1,740	14,349	31,173
Median HH Income	\$52,804	\$45,482	\$48,758
Median Age	36.7	34.4	34.1

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PHOTOS



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