

# OFFICE/RETAIL SPACE

205 JOEL BLVD., LEHIGH ACRES, FL 33936



## FOR LEASE: \$12.00 PSF GROSS

### ABOUT THE PROPERTY

Enjoy direct frontage along a major corridor in this multi-tenant building located on Joel Blvd. Available Office space provides smaller spaces with water, trash & electric included for maximum budget control.

### PROPERTY FEATURES

- ❑ Zoning: C-1A (Lee County)
- ❑ Traffic Count (2019): 14,800 AADT (E of Bell Blvd.)
- ❑ Available: 1,060± SF
- ❑ Land Size: 1.63± Acres
- ❑ Easy access to I-75 and Downtown
- ❑ Parking Ratio: 5.07/1,000 SF (99 Spaces)



### JOSEPH HODGES

Associate

C 239-313-1921 • O 239-466-7770

joseph@bobackcommercialgroup.com

### JIM BOBACK, CCIM

Broker/Owner

C 239-565-2616 • O 239-466-7770

JB@BobackCommercialGroup.com



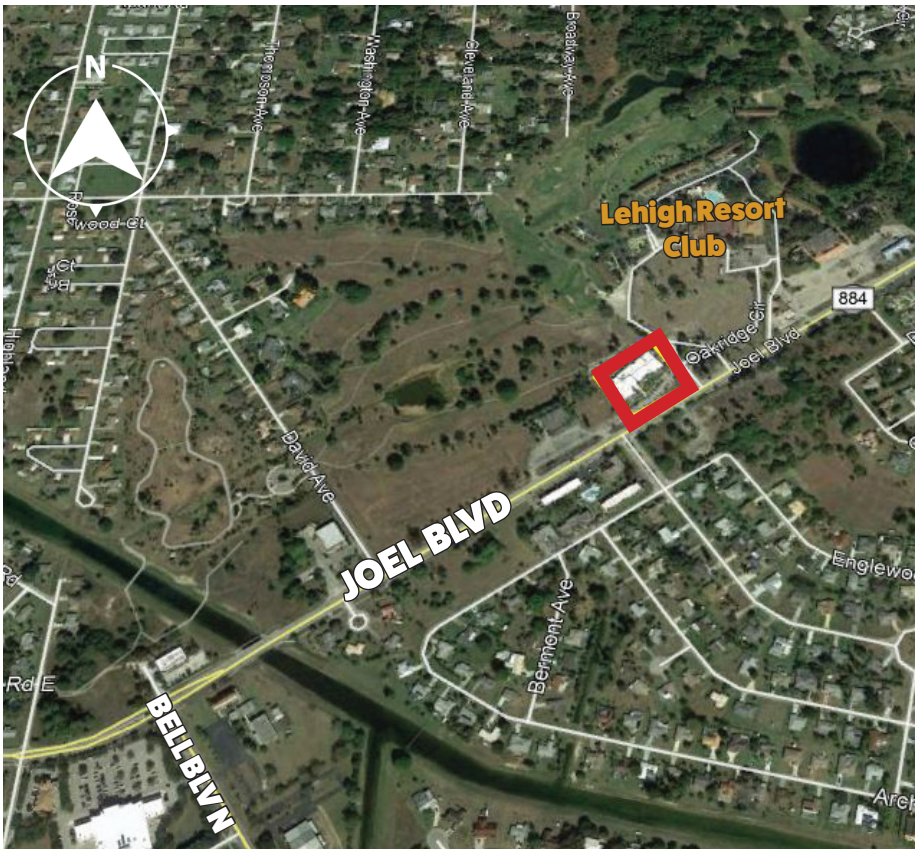
# OFFICE/RETAIL SPACE

205 JOEL BLVD., LEHIGH ACRES, FL 33936

## AVAILABLE UNIT

UNIT #	MIN. DIVISIBLE	MAX. CONTIGUOUS	MONTHLY PLUS SALES TAX	DESCRIPTION
112	1,060 SF	1,060± SF	\$1,060.00	Reception/Lobby, one open work-space, 3 offices, kitchenette with shared restroom.
<b>NOTE: Rent includes water, trash and electric.</b>				

## LOCATED ON JOEL BLVD., EAST OF BELL BLVD. N.



### 2019 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	6,164	31,749	62,293
# Households	2,410	12,206	21,746
Median HH Income	\$53,638	\$46,240	\$49,415
Median Age	48.5	43.1	37.5

## UNIT 112



## JOSEPH HODGES

Associate

C 239-313-1921 • O 239-466-7770

joseph@bobackcommercialgroup.com

## JIM BOBACK, CCIM

Broker/Owner

C 239-565-2616 • O 239-466-7770

JB@BobackCommercialGroup.com