

COMMERCIAL CORNER

1100 HOMESTEAD RD. N. & 1102 ASHLAR AVE.
LEHIGH ACRES, FL 33936

Boback Commercial Group

Sales • Leasing • Property Management



FOR SALE: \$1,250,000

ABOUT THE PROPERTY

Located in downtown Lehigh Acres, this combined parcel has approximately 265± feet of frontage on Homestead Rd. This location has a high retail concentration and is a prime redevelopment opportunity. Generous zoning allows many possible uses, including Office, Medical, Auto Service/Repair, Car Wash, Day Care Center, Food Stores, Convenient Care, Pharmacy, Restaurant w/drive-thru, Retail, Mini Storage and many more.

Zoning Allows Many Property Uses



JIM BOBACK, CCIM
Broker/Owner

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PROPERTY FEATURES

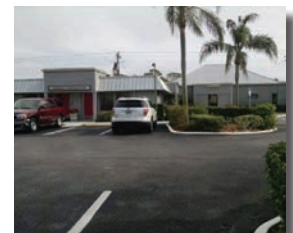
- Size: 1.76± acres
- 4,054± multi-tenant building with income included
- Additional assemblage possible
- Zoning: C-2 (Lee County)
- Situated in a high retail concentrated corridor
- Utilities: Water & sewer
- Traffic Count: 20,000 AADT (2020)
- Strap#: 31-44-27-05-00001 & 31-44-27-05-0006.30C0



REDEVELOPMENT OPPORTUNITY



Proposed Rendering



2020 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	8,213	42,654	84,986
# Households	3,498	15,312	28,615
Median HH Income	\$35,202	\$46,430	\$48,936
Median Age	44.1	38.6	35.0

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