

FLEX SPACE NEAR LEE BLVD.

551 OWEN AVENUE N., LEHIGH ACRES, FL 33971



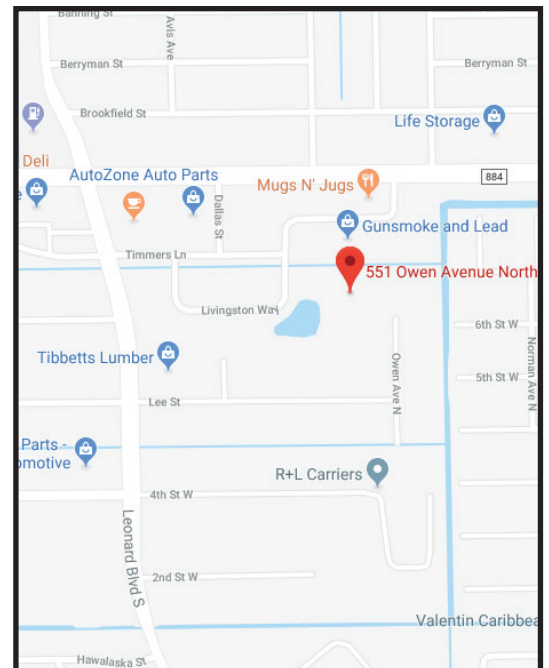
FOR LEASE: 1,188± and 3,600± SF

ABOUT THE PROPERTY

Flex Space located in a rapidly expanding residential and industrial area of Lehigh Acres near many retail development projects. The property is conveniently located to Fort Myers and Lehigh Acres, minutes to I-75, or SR-82 via Lee Boulevard to Colonial Boulevard.

PROPERTY FEATURES

- Unit 10: 3,600± SF @ \$3,400/month plus sales tax
- Unit 12: 1,188± @ \$1,165/month plus sales tax
- Building Size: 33,725 SF
- Utilities: Water & Sewer
- Zoning: IL - Light Industrial (Lee County)
- Ample Parking
- Year Built: 2008
- Ceiling: Minimum 18' Clear Height
- Construction: Concrete Block
- 3-Phase Power Available, Sprinklered



JIM BOBACK, CCIM
Broker/Owner

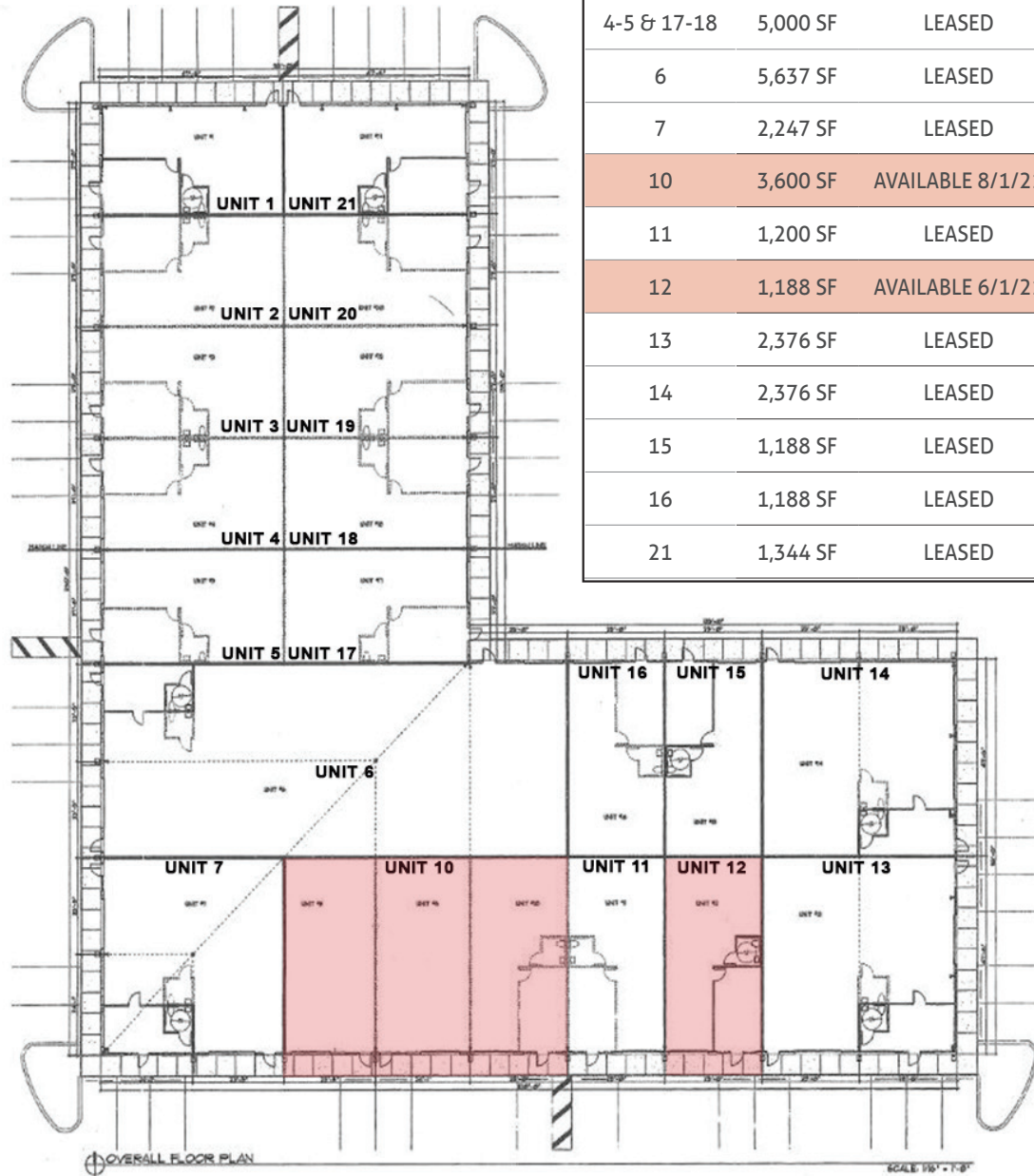
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AVAILABLE UNITS

FLOOR PLANS



UNIT #	SIZE	STATUS	DESCRIPTION
1	1,344 SF	LEASED	398 SF Office / 946 SF WH
4-5 & 17-18	5,000 SF	LEASED	5,000 SF
6	5,637 SF	LEASED	257 SF Office / 5,380 SF WH
7	2,247 SF	LEASED	257 SF Office / 1,990 SF WH
10	3,600 SF	AVAILABLE 8/1/21	240 SF Office / 3,360 WH
11	1,200 SF	LEASED	240 SF Office / 960 SF WH
12	1,188 SF	AVAILABLE 6/1/21	315 SF Office / 873 SF WH
13	2,376 SF	LEASED	278 SF Office / 2,098 SF WH
14	2,376 SF	LEASED	278 SF Office / 2,098 SF WH
15	1,188 SF	LEASED	315 SF Office / 873 SF WH
16	1,188 SF	LEASED	315 SF Office / 873 SF WH
21	1,344 SF	LEASED	398 SF Office / 946 SF WH

2020 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	7,192	43,233	84,928
# Households	2,201	14,443	29,423
Median HH Income	\$49,047	\$58,269	\$60,441
Median Age	30.9	33.2	36.2

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