

3.6-ACRE DEVELOPMENT OPPORTUNITY
22 BETH STACEY BOULEVARD
LEHIGH ACRES, FL 33936



FOR SALE: \$1,285,000 @ \$8.19 PSF

ABOUT THE PROPERTY

Located in "Downtown" Lehigh Acres this location lies within a high retail concentration of surrounding properties and is a prime development opportunity. Located in the Lee County Mixed Use Overlay and allowing for relaxed buffer, parking and development limits. Easy access to major roadways, I-75 and RSW International Airport.

789 feet of road frontage on Beth Stacey Blvd. Water and sewer front the entire length of the property.



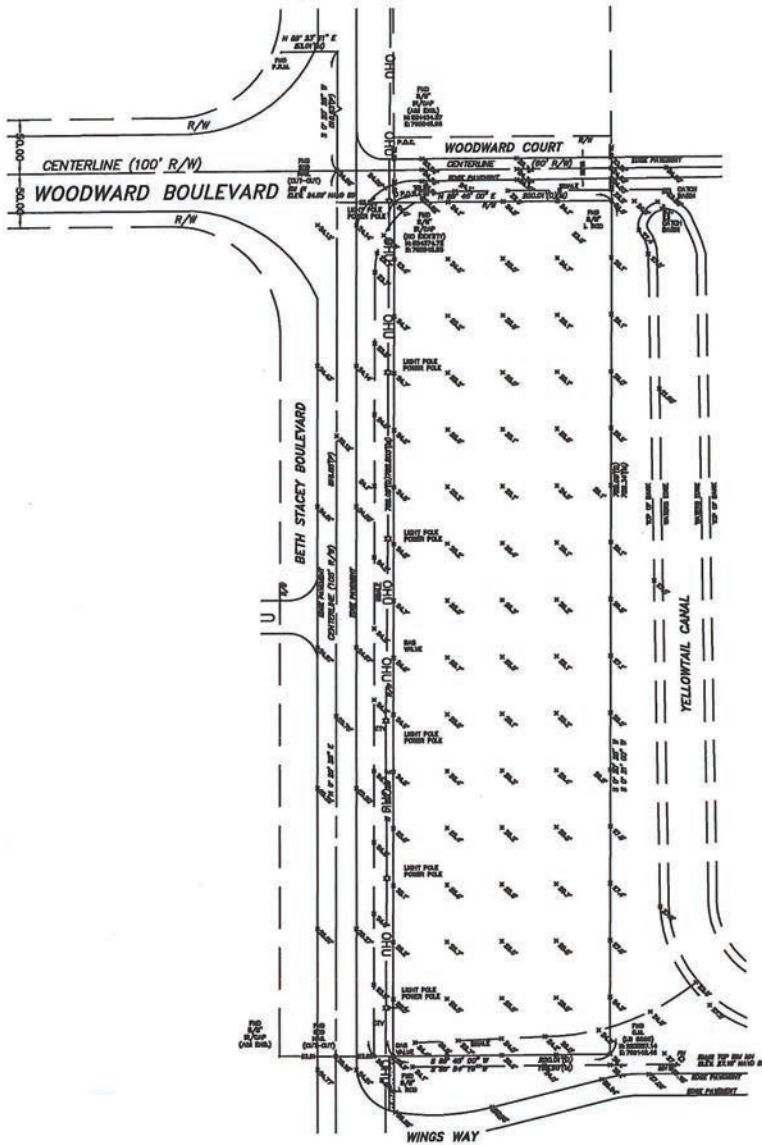
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SURVEY



PROPERTY FEATURES

- Size: 3.6± Acres
- Real Estate Taxes: \$906.25 (2020)
- Zoning: C-2 (Lee County)
- Water and sewer front the entire length of the property.
- Over 789 feet of road frontage on Beth Stacey Blvd.
- Situated in a high retail concentrated corridor
- Utilities: Water & sewer
- Traffic Count: 10,000 AADT (2020)
- Strap# 31-44-27-00-00001.0050

PROPERTY USES

Generous zoning allows many possible uses Including but not limited to:

- Medical
- Office
- Multi-Family
- Vehicle Sales
- Convenience/with Gas
- Auto Parts/Repair
- ALF
- Car Wash
- Storage (indoor, outdoor, self)
- Restaurant with Drive-Thru
- Day Care
- Vet Clinic/Kennel (indoor only)
- Manufacturing/Warehousing
- General Retail

2021 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	7,438	45,700	90,680
# Households	3,033	15,935	30,545
Median HH Income	\$38,732	\$50,405	\$53,187
Median Age	43.1	37.2	35.0

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