

8.4-ACRE DEVELOPMENT OPPORTUNITY

128 BETH STACEY BOULEVARD
LEHIGH ACRES, FL 33936

WILL DIVIDE



**8.4± ACRES
with 1,800± ft frontage
on Beth Stacey Blvd.**

FOR SALE: \$2,997,000 @ \$8.19 PSF

ABOUT THE PROPERTY

Ideal set up for a live/work or residential over retail development. Located in "Downtown" Lehigh Acres this location lies within a high retail concentration of surrounding properties and is a prime development opportunity.

Situated within 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.



Zoning Allows Many Property Uses

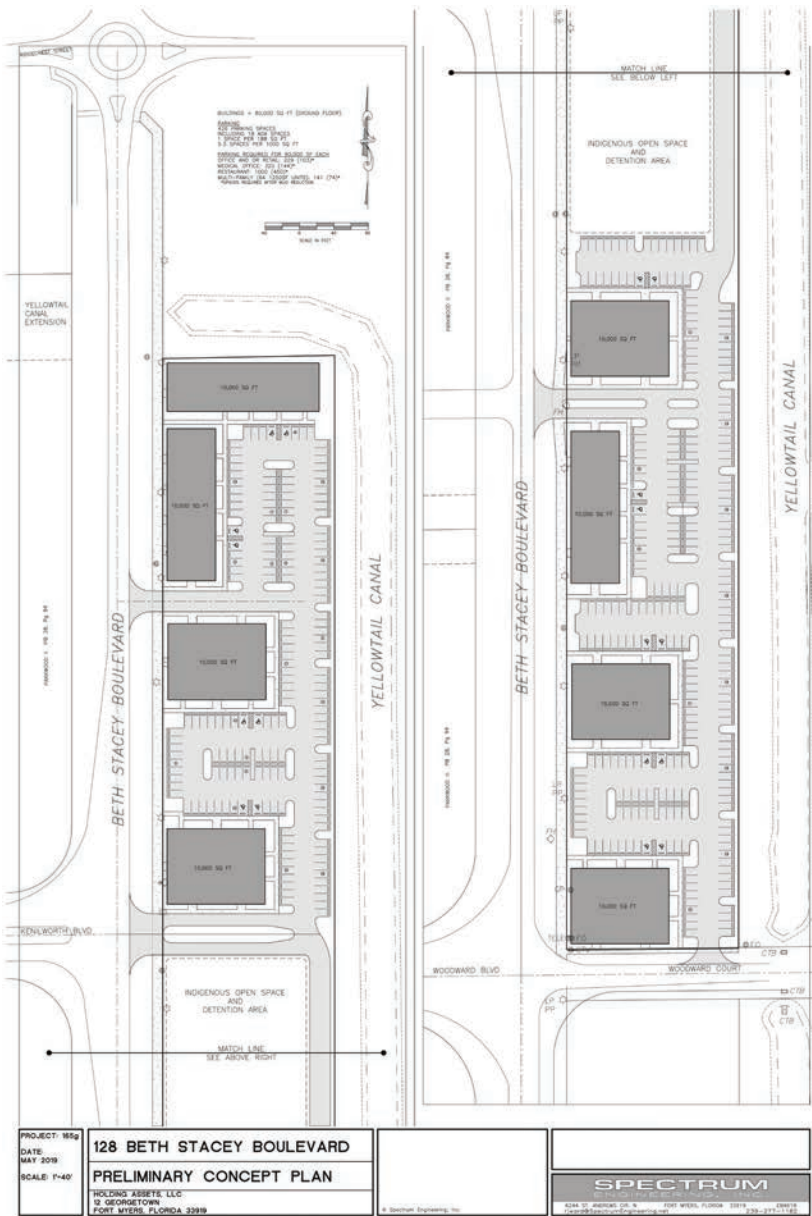
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CONCEPT PLAN



PROPERTY FEATURES

- ▣ Size: 8.4± Acres - Will Divide
- ▣ Real Estate Taxes: \$1,749.00 (2020)
- ▣ Zoning: C-2 (Lee County)
- ▣ Current concept plan allows for 80,000 SF of commercial development.
- ▣ Water and sewer front the entire length of the property.
- ▣ Over 1,800 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# 31-44-27-00-00001.0060

PROPERTY USES

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

- ▣ Medical, Office and Retail
- ▣ Multi-Family and Hotel
- ▣ Laundry/Laundromat
- ▣ Vehicle Sales
- ▣ Convenience with Gas and Auto Parts/Repair
- ▣ Bank or Financial Services
- ▣ ALF
- ▣ Car Wash and Storage (Indoor, Outdoor, Self)
- ▣ Restaurant with Drive-Thru
- ▣ Day Care
- ▣ Place of Worship
- ▣ Vet Clinic/Kennel (Indoor Only)
- ▣ Manufacturing/Warehousing
- ▣ Social, Business and Personal Services

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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