

# INVESTMENT INCOME PROPERTY

5513 8th STREET W., LEHIGH ACRES, FL 33971



**FOR SALE: \$2,100,000**

## ABOUT THE PROPERTY

100% leased, retail/office investment income property. 10 tenant spaces. Fully sprinklered. Great upside by increasing to market rents. Fully gut renovated in 2007.

Property is located in a fast- expanding retail corridor, just off six-lane Lee Boulevard. Lehigh Acres is experiencing explosive growth and is one of Florida's fastest growing cities. The area is highly underserved for retail and office services.

## PROPERTY FEATURES

- ▣ Taxes: \$18,191 (2021)
- ▣ Utilities: Water & Sewer
- ▣ Zoning: CC - Community Commercial (Lee County)
- ▣ Land Size: 1.44 Acres
- ▣ Parking Ratio: 4/1,000 SF (60 Spaces)
- ▣ Sprinklered
- ▣ Income: \$188,352
- ▣ Expenses: \$54,668
- ▣ NOI: \$133,656
- ▣ Cap Rate: 6.37%
- ▣ Property ID: 30-44-26-01-00008.0200



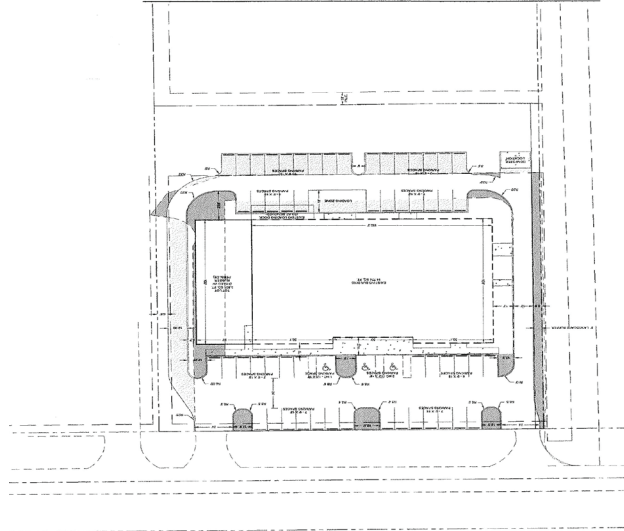
**JIM BOBACK, CCIM**  
Broker/Owner

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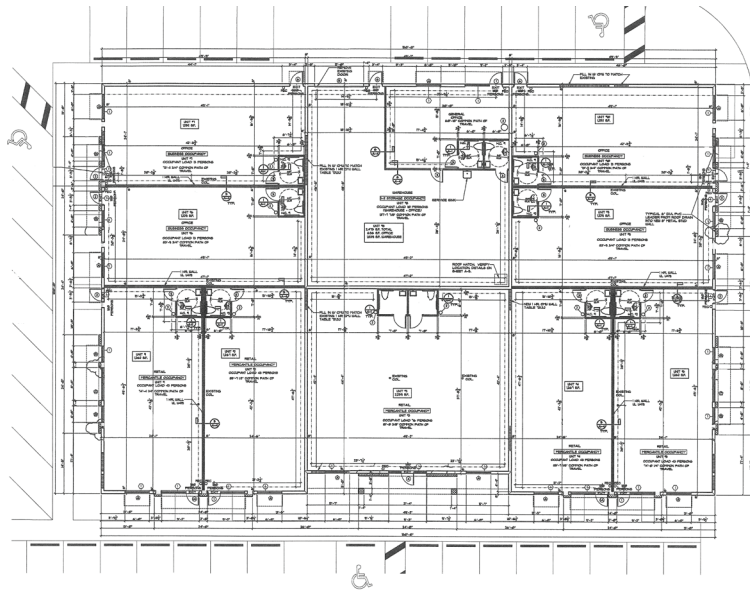
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## SITE PLAN



## FLOOR PLAN - 14,766 RSF



### 2021 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	7,158	44,109	90,040
# Households	2,210	14,776	31,538
Median HH Income	\$55,100	\$64,313	\$66,043
Median Age	31.3	33.8	37.2

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