

MED CENTER PLAZA VI

60 WESTMINSTER ST. N., LEHIGH ACRES, FL 33936

Boback
Commercial
Group
Commercial Sales & Leasing

MEDICAL / OFFICE SUITES
1,000± SF now available for
immediate occupancy.



FOR LEASE: \$19.00 PSF GROSS + SALES TAX

ABOUT THE PROPERTY

Located on a major thoroughfare, this busy medical & office center is situated on a highly visible corner at Westminster St. N. and Homestead Rd in "downtown" Lehigh Acres. This location is close to all business services, restaurants, banks and more.

PROPERTY FEATURES

- ▣ Zoning: CS1 (Lee County)
- ▣ Traffic: 27,500 (at Westminster St. N, 2021)
- ▣ Available: 1,000± SF
- ▣ Easy access to I-75 and Downtown
- ▣ Utilities: Water & Sewer
- ▣ Parking Ratio: 5.5/1,000 SF (55 Spaces)
- ▣ Highly visible corner
- ▣ Pylon signage



MEDICAL & OFFICE SUITES



JIM BOBACK, CCIM
Broker/Owner - Boback Commercial Group

C 239-565-2616 • O 239-466-7770
JB@BobackCommercialGroup.com
www.BobackCommercialGroup.com

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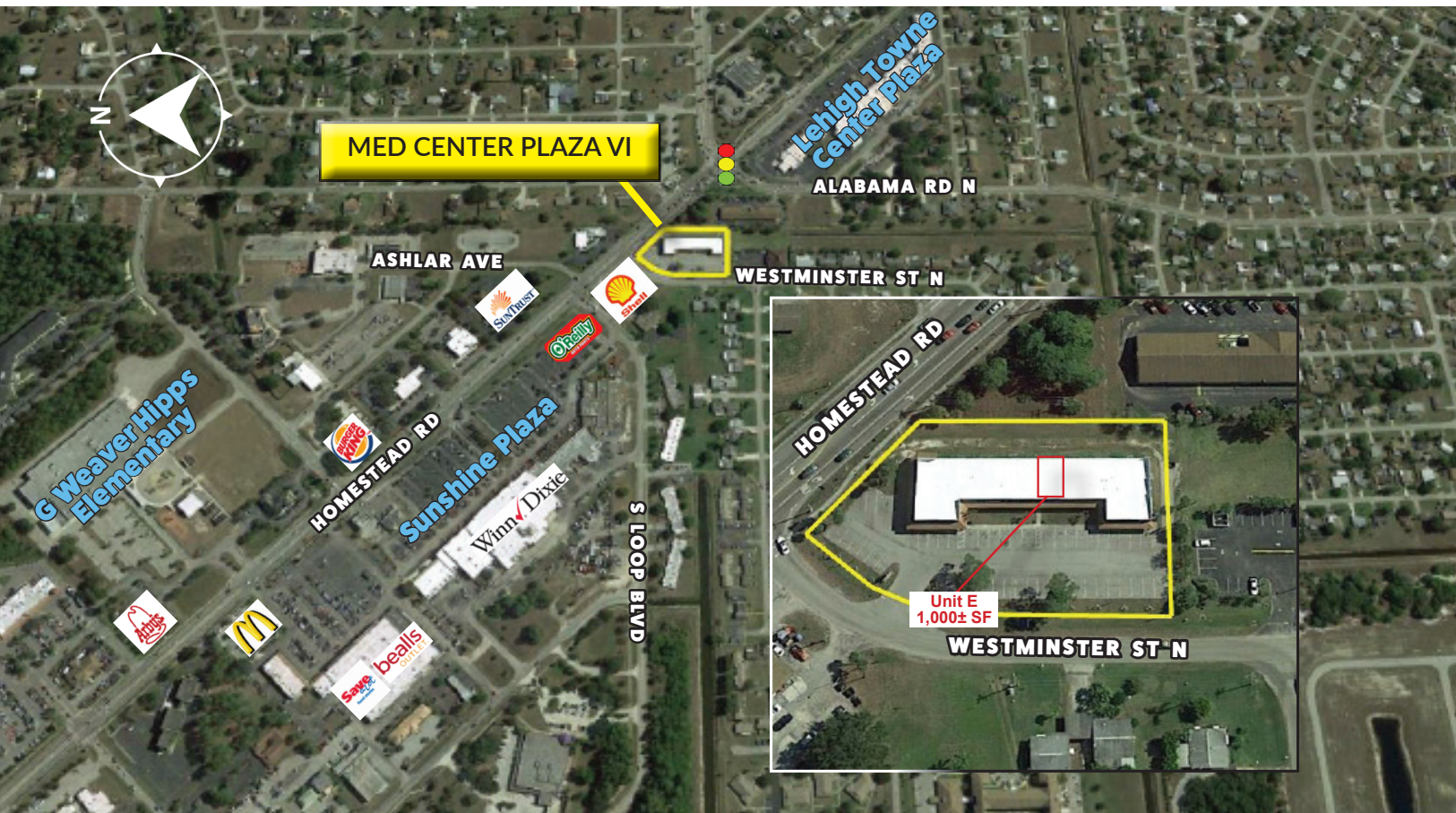
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AVAILABLE UNITS

| UNIT # | MIN. DIVISIBLE | MAX. CONTIGUOUS | DESCRIPTION |
|--------|----------------|-----------------|---------------|
| E | 1,000± SF | 1,000± SF | Move-in ready |

LOCATED ON A HIGHLY VISIBLE CORNER NEAR A MAJOR SIGNALIZED INTERSECTION



2022 DEMOGRAPHICS

| | 2 Miles | 5 Miles | 10 Miles |
|------------------|----------|----------|----------|
| Population | 24,643 | 87,705 | 165,838 |
| # Households | 8,991 | 29,109 | 58,495 |
| Median HH Income | \$44,834 | \$51,697 | \$62,724 |
| Median Age | 39.9 | 37.5 | 40.8 |

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