

COMMERCIAL DEVELOPMENT OPPORTUNITY

3322/3326 MEADOW ROAD
LEHIGH ACRES, FL 33974



FOR SALE - \$189,000

ABOUT THE PROPERTY

Four lot commercial site located on four-lane SR 82 and Capetown Avenue just south of Eisenhower Boulevard.

PROPERTY FEATURES

- 0.83 Acres
- Dimensions: 208' on SR 82 (front) and 185' deep
- Uses: Retail, Office, Medical & Warehouse
- Zoning: C-2 (Lee County)
- Utilities: Well and Septic
- RE Taxes (2021): \$728.32
- Traffic Count: 14,800 (AADT - 2021)
- Strap#: 35-45-27-03-00013.0120 and 35-45-27-03-00013.0140



JIM BOBACK, CCIM
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PROPERTY USES

- ❑ Auto Parts
- ❑ Auto Install/Repair Service
- ❑ Vehicle Dealer
- ❑ Package Store
- ❑ Food Store
- ❑ Hardware Store
- ❑ Restaurant
- ❑ Retail
- ❑ Daycare
- ❑ Manufacturing
- ❑ Contractor
- ❑ Warehouse
- ❑ Vet Clinic
- ❑ Convenience Store
- ❑ Duplex, Townhome
- ❑ Religious Facility
- ❑ Fraternal Clbs (American Legion, Moose, etc.)

EAST LEHIGH OPPORTUNITY ZONE

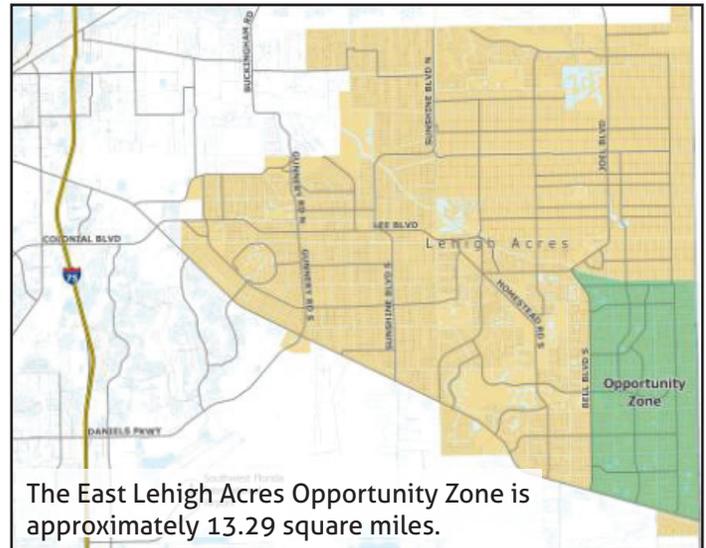
The Opportunity Zone Program aims to foster economic development and job creation in economically distressed communities. It was created by the Federal Tax Cuts and Jobs Act of 2017 to encourage businesses, developers and financial institutions to invest long-term capital in low income census tract areas.

Tax benefits can accrue once unrealized capital gains from other investments are rolled into Qualified Opportunity Zone Funds. Benefits include deferred taxes, reduced taxes and the rolled over capital gain appreciates tax-free.

See details at <https://www.leecountybusiness.com/>

Potential Economic Incentives*

- HUB Zone
- Opportunity Zone
- New Markets Tax Credit



The East Lehigh Acres Opportunity Zone is approximately 13.29 square miles.

*For more information, contact edo@leegov.com or (239) 533-6800

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