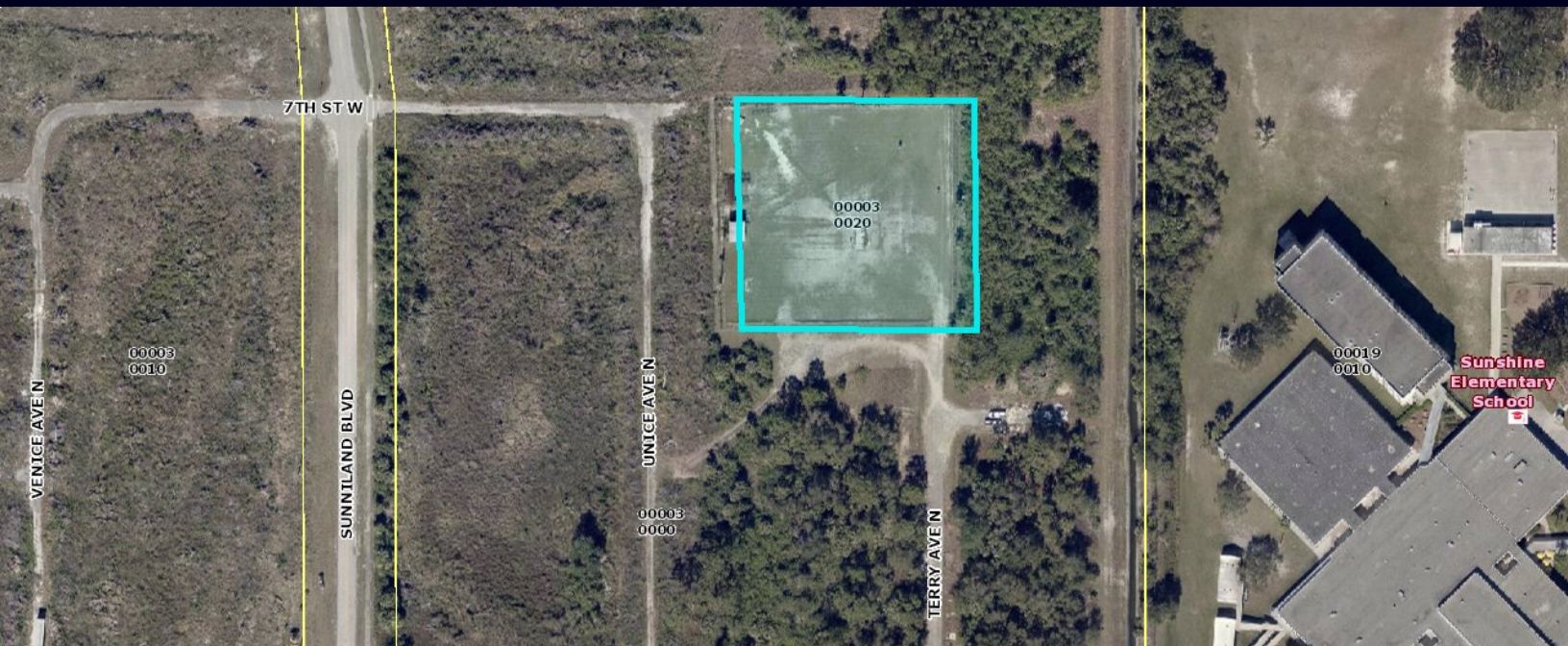


# COMMERCIAL PARCEL

## Multiple Uses

Lee Blvd and Sunniland Blvd



**FOR SALE: \$550,000**

### PROPERTY DESCRIPTION

Cleared and level 1.60-acre lot. Currently a carve out parcel from a master 32-acre site set for retail development. Future development of the master site will present a possible value add to the subject property. (\*\* See proposed site plans for more detail.)

### PROPERTY FEATURES

- Lot Size: 1.60 Acres
- Strap #: 26-44-26-00-00003.0020
- Zoning: CPD (Commercial Planned Development) Lee County
- Utilities: Water & Sewer
- Taxes: \$416.52 (2022)
- Traffic Count: 52,000 (2022 AADT)

### APPROVED USES

- Day care center
- Auto service/store
- Animal clinic/kennel
- Food stores
- Medical Office
- Retail
- Restaurants
- Commercial schools
- Health club
- And many more

**JIM BOBACK, CCIM**  
Broker/Owner

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



# COMMERCIAL PARCEL

## Multiple Uses

Lee Blvd and Sunniland Blvd



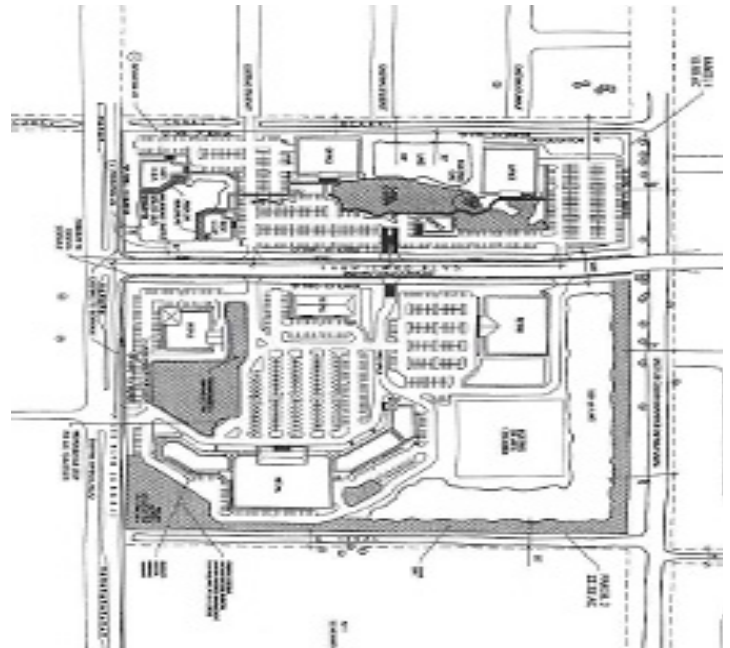
Commercial Sales & Leasing



### PROPOSED SITE PLAN



### CURRENT APPROVED SITE PLAN



### ADDITIONAL INFORMATION

Located just off Lee Blvd and Sunniland Blvd in Lehigh Acres. Located near an area of expanding retail and office uses.

**JIM BOBACK, CCIM**  
Broker/Owner

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

This document has been prepared by Boback Commercial Group for advertising and general information only. Boback Commercial Group makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information.