

# STONE CREST PLAZA

## UNIT 10

2814 LEE BLVD., LEHIGH ACRES, FL 33971



Sales • Leasing • Property Management



**FOR LEASE: \$17.00 PSF + \$5.82 PSF CAM**

### ABOUT THE PROPERTY

2nd generation restaurant space complete with 2 walk-in coolers and a hood system. 12-seat maximum with one bathroom dictates more of a take-out operation. Currently operating as a BBQ restaurant. Additional FF&E available by separate negotiation. Can be converted to straight retail or office space.

### PROPERTY FEATURES

- Available: 1,800± SF
- Zoning: C-2 (Lee County)
- Traffic Count (2019): 43,300 AADT
- Year Built: 2007
- Parking Ratio: 5.64/1,000 SF (170 spaces)
- Property ID: 25-44-26-16-00000.0010



**JIM BOBACK, CCIM**  
Broker/Owner

C 239-565-2616 • O 239-466-7770  
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**HIGHLY VISIBLE RETAIL STRIP PLAZA WITH PYLON SIGNAGE. LOCATED ON BUSY LEE BOULEVARD, THE MAIN 4-LANE ARTERIAL ROAD IN AND OUT OF LEHIGH ACRES.**



Located in central Lehigh Acres in one of America's fastest growing mid-size cities. The immediate surrounding area includes strong retail and office locations.

The building has a good mix of tenants that includes medical, personal services, restaurant and various retail uses.

This space can be retrofitted as a straight office or retail space.

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## RETAIL MAP



### 2020 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,723	43,264	93,851
# Households	1,524	14,339	31,286
Median HH Income	\$52,557	\$45,380	\$48,988
Median Age	35.4	34.2	34.0

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## PHOTOS



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