

COMMERCIAL OPPORTUNITY IN LABELLE, FLORIDA

1800 W. State Road 80, LaBelle, FL 33935

Boback
Commercial
Group

Sales • Leasing • Property Management



FOR SALE: \$354,000

ABOUT THE PROPERTY

With State Road 80 frontage, this rectangular-shaped lot is adjacent to a national franchise Tractor Supply store and situated across from Walmart Super Center. The property is in a developing commercial area just west of downtown LaBelle.

PROPERTY FEATURES

- 2.04± Acres
- Zoning: PUD - Planned Unit Development (City of LaBelle)
- Utilities: Water & sewer nearby
- Uses: Commercial, Mixed-Use & Limited Residential
- 245' of SR 80 frontage
- Traffic Count (2019): 17,400 AADT
- STRAP #: 1-29-43-18-A00-00009.0300



JIM BOBACK, CCIM
Broker/Owner

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

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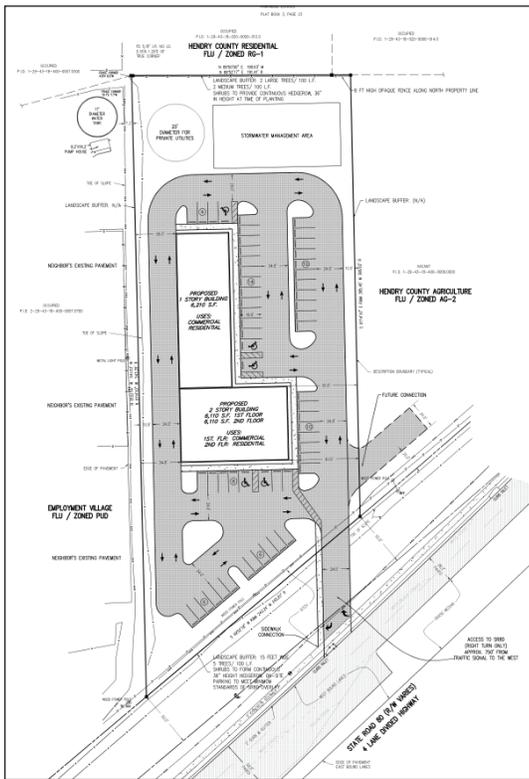
PROPERTY HIGHLIGHTS

Entitled for 13,000 sf of commercial space and 6 residential units

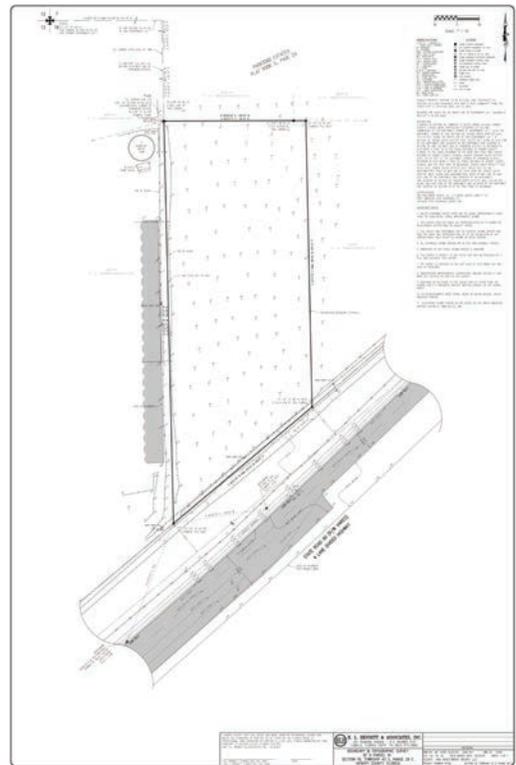
Uses include but not limited to:

- Restaurant • Vet Clinic • Pet Store • Bank • Retail Sales/Rentals • Supermarket
- Health Clinic • Health Care • Churches • Mini Storage/Caretaker Quarters.

SITE PLAN



SURVEY



2020 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	702	11,663	18,298
# Households	298	3,669	5,860
Median HH Income	\$41,060	\$36,943	\$38,258
Median Age	47.1	35.9	35.0

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