

FOR SALE

1.4 ACRE TO 31.7 ACRE PARCELS

3614-3650 5th St. W., Lehigh Acres, FL 33971

Potential Multifamily And Commercial Site



SIZE: 12 to 32 Acres * According to ERSI 2018
(2 parcels - Strap # 26-44-26-00-00003.0000 and Strap # 26-44-26-00-00003.0010)

PRICE: \$3.7 Million to \$9.7 Million

ZONED: CPD, Commercial Planned Development

COMMENTS: The zoning permits a maximum of approximately 232,000 sq. ft. of commercial uses (See page two for details). Maximum height of structures are 35 Ft. Connection to water and sewer will be provided. The property is located on Lee Blvd. which connects to Colonial Blvd. and is 7 Miles from Interstate 75 (Exit 136) and 2 Miles from Lehigh Medical Center. Colonial Blvd. is a busy, six-laned highway and is the east-west corridor throughout Lee County.

For more information please contact:

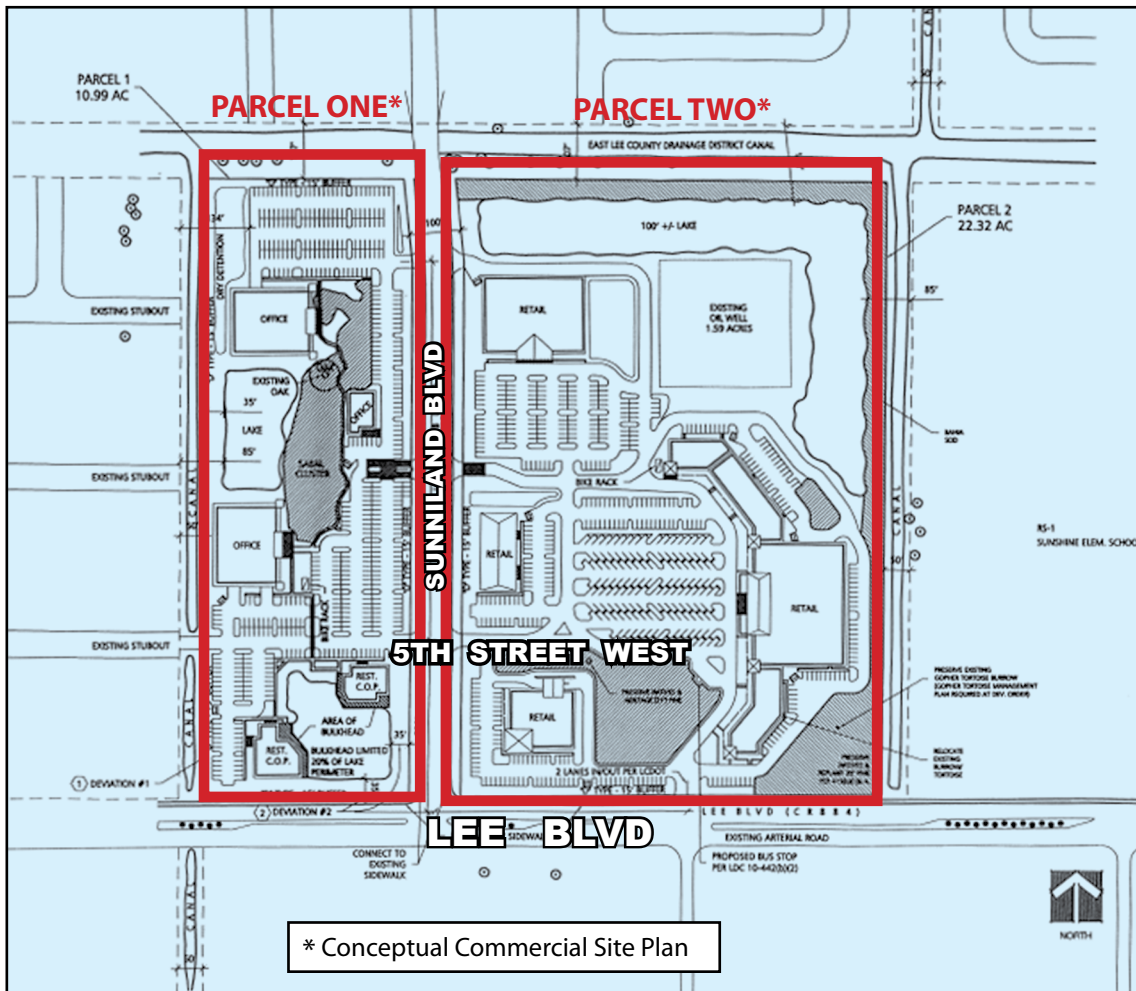
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The information contained herein was obtained from sources believed reliable, however, Lee & Associates makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease or withdrawal without notice.

YOUR LOCAL MARKET EXPERT



- Cultural Facilities
- Day Care Center, child or adult
- Department Store
- Drive thru Facility - as shown on the MCP
- Drugstore, Pharmacy
- EMS, Fire or Sheriff's station
- Essential Services
- Excavation, water retention
- Fences, walls
- Food Stores: Groups I & II
- Gift and Souvenir Shop
- Hardware Store
- Hobby, Toy and Game Shops
- Household and Office Furnishings, Groups I, II & III
- Insurance Companies
- Medical Office
- Motion Picture Production
- Parcel and Express Services
- Package Store - limited to 1 Paint, Glass and Wallpaper
- Personal Services:
- Pet Services
- Pet Shop
- Post Office
- Real Estate Sale Office
- Rental and Leasing Facilities:
- Repair Shops: Groups I & II
- Restaurants: Groups I, II & III
- Schools, Commercial
- Signs
- Specialty Retail
- Theater, Indoor
- Variety Store

SCHEDULE OF USES:

PARCEL ONE

(West of Suniland Blvd)

- Accessory Uses & Structures
- Administrative Offices
- ATM
- Banks and Financial
- Institutions, Groups I & II
- Broadcast Studio
- Business Services, Group I
- Computer and Data Processing Services
- Consumption on Premises
- (COP) - limited to two as shown on the MCP Essential Services

- Excavation, water retention
- Fences, walls
- Insurance Companies
- Medical Office
- Parcel and Express Services
- Post Office
- Real Estate Sale Office
- Restaurants: Groups I, II & III
- Signs

PARCEL TWO

(East of Suniland Blvd)

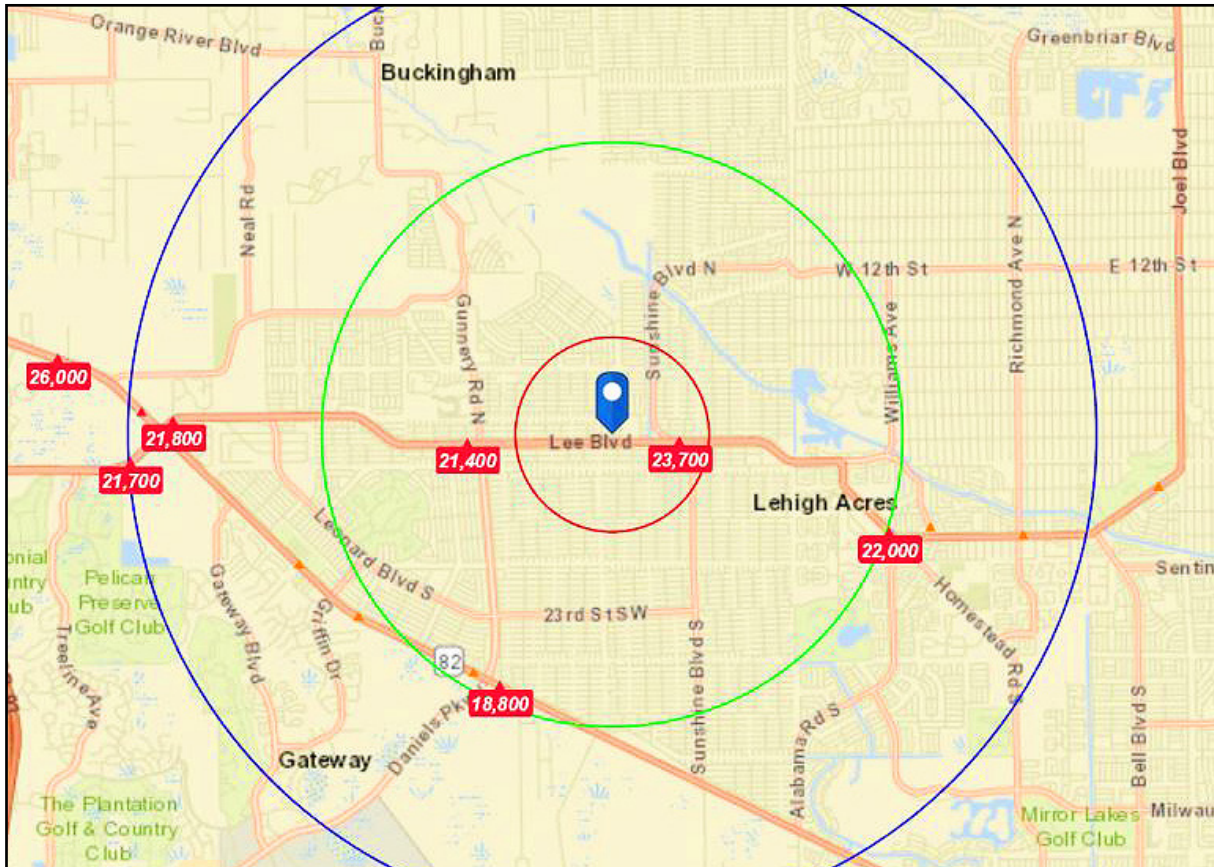
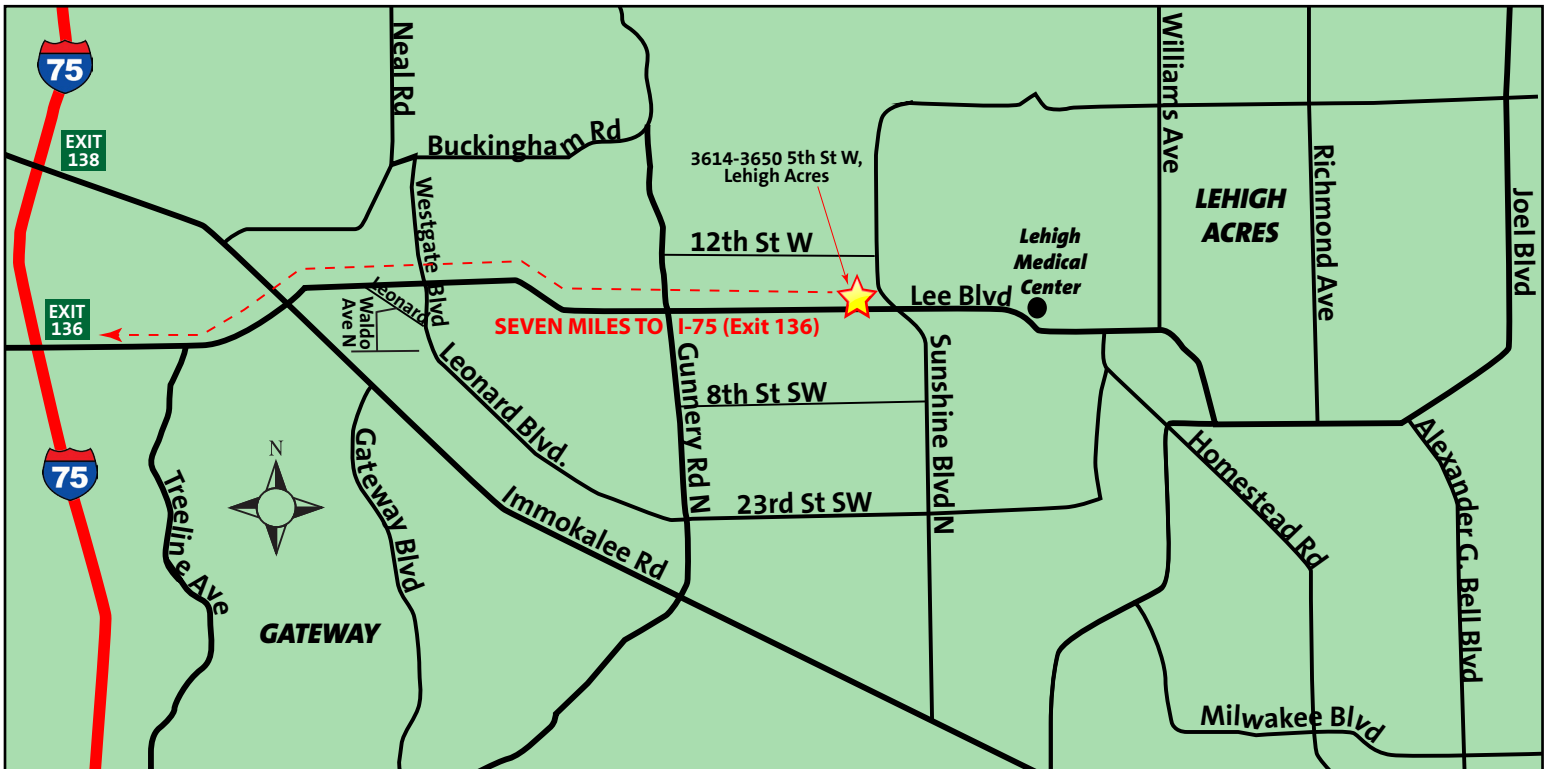
- Accessory Uses and structures
- Administrative Offices
- Animal Clinic or kennel
- ATM

- Auto Parts Store
- Automobile Service Station
- Banks and Financial Institutions: Groups I & II
- Bar or Cocktail Lounge
- Broadcast Studio
- Business Services: Group I
- Clothing Stores
- Clubs: commercial, fraternal & private
- Computer and Data Processing Services
- Consumption on Premises
- (COP) - limited to 1, with no outdoor seating

FOR SALE

1.4 to 31.7 ACRE PARCELS / LEHIGH TOWNE CENTER

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