

OFF-MARKET FOR SALE

FOUR TENANT RETAIL PROPERTY

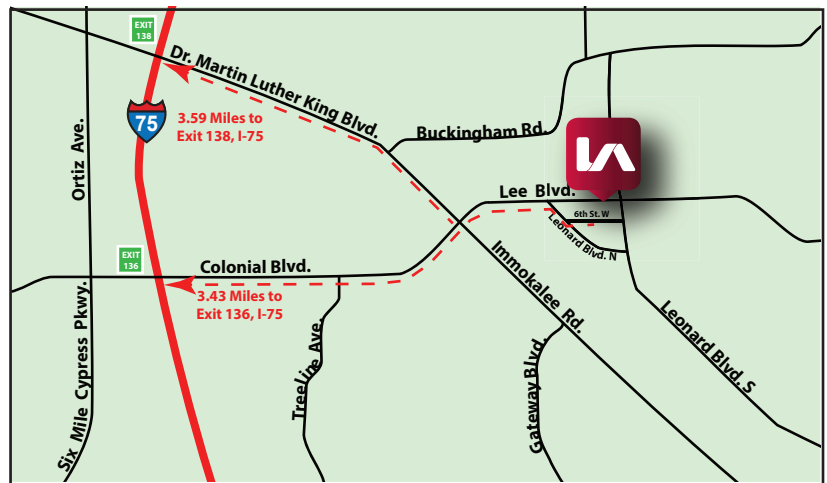
5580 8TH STREET W, LEHIGH ACRES, FL 33971



- **SIZE:** 13,588 SF
- **PRICE:** \$2,268,533
- **CAP RATE:** 6.75%
- **NOI:** \$153,126

PROPERTY FEATURES

- Four Tenant Property
- Long Term Historical Occupancy
- Well Positioned with Lee Road Exposure with 250' of Frontage
- Ample Parking for Customers and Entrances Off the Main Road Make the Site Easily Accessible
- Traffic Count: 40,000 AADT (Lee Blvd. FDOT 2020)



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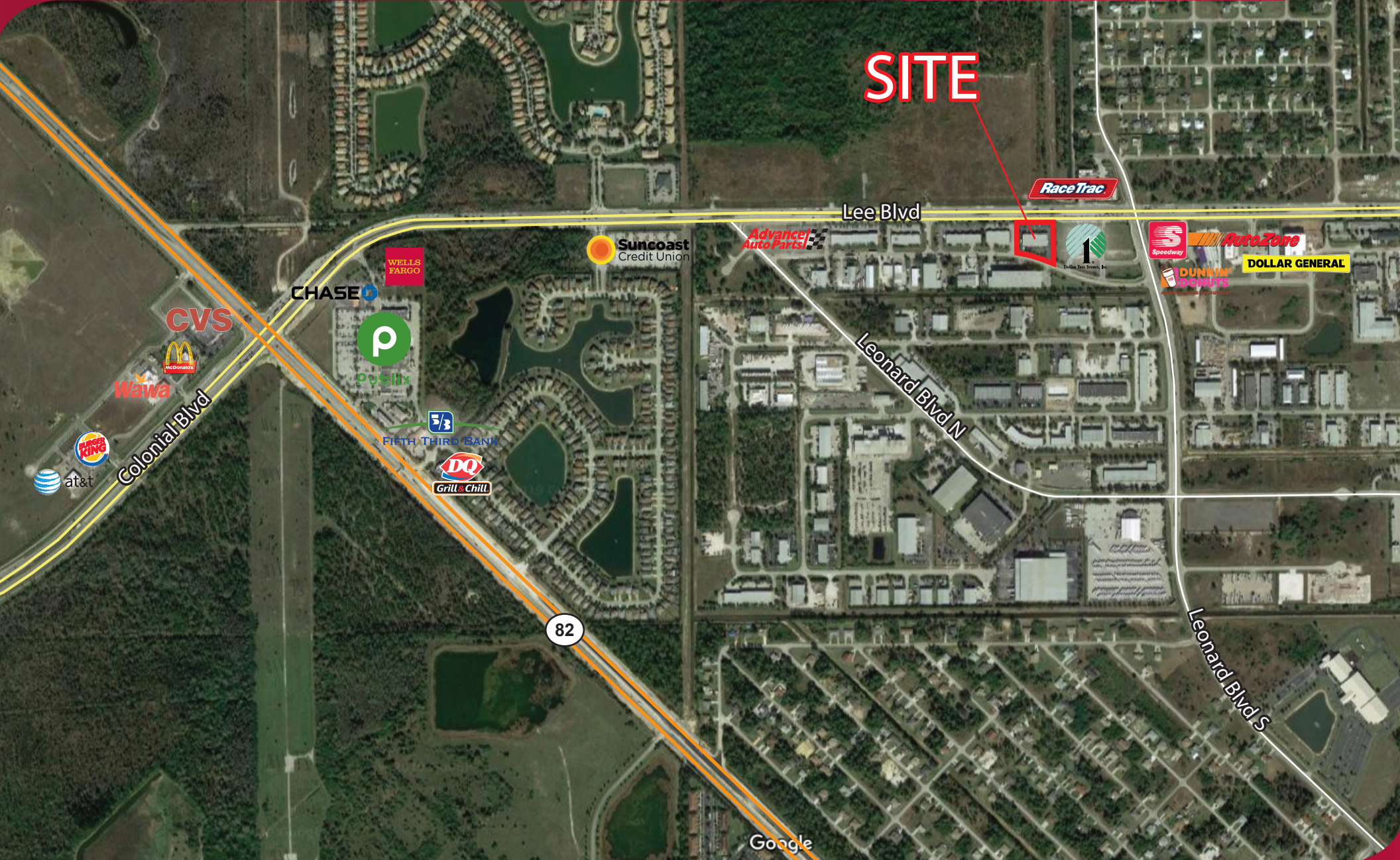
For more information please contact:
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YOUR LOCAL MARKET **EXPERT**

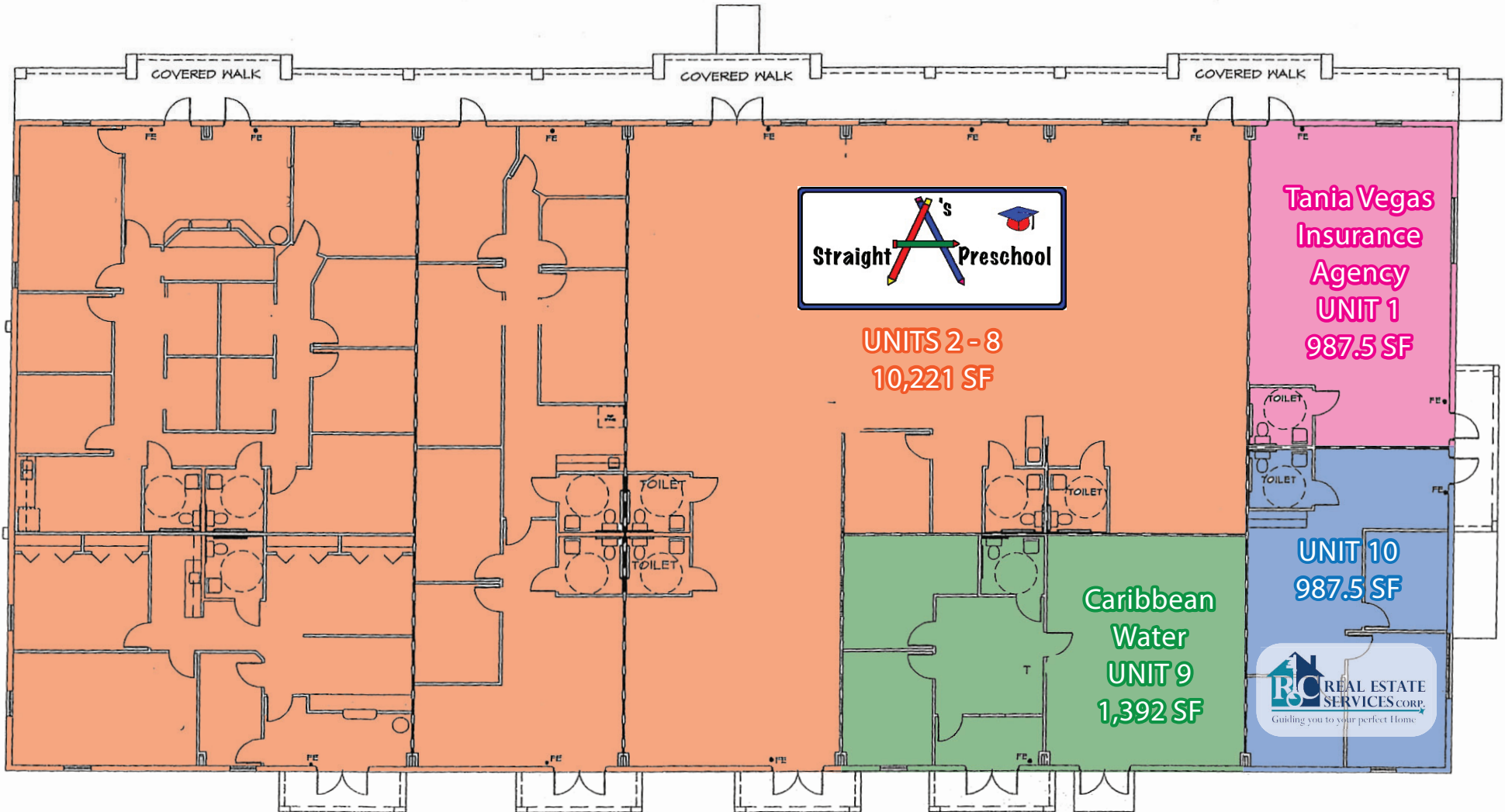
6300 Techster Boulevard, Suite 1 | Fort Myers, Florida 33966 | Lee-FL.com



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