

FOR SALE - PRIME RETAIL SITE

Vacant Land

5570 Lee Blvd., Lehigh Acres, FL 33971



OFFERING SUMMARY

Sale Price:	\$2,475,000
Lot Size:	7.95 Acres
Price / Acre:	\$311,321
Zoning:	CC
Market:	Lehigh Acres
Traffic Count:	38,000
APN:	30-44-26-05-00000.B010

PROPERTY OVERVIEW

The subject property is located on the northeast side of Lee Blvd. at the signalized intersection of Lee Blvd. and Alvin Ave. Lee Blvd is the main arterial entry into Lehigh Acres from the Fort Myers area to the west. The property is in close proximity to SR-82 and I-75.

PROPERTY HIGHLIGHTS

- High demand corridor
- Great Location
- Minutes from Southwest Florida International Airport
- New Lee County High School approximately one mile from the site
- 1,100 ft of frontage on Lee Blvd.

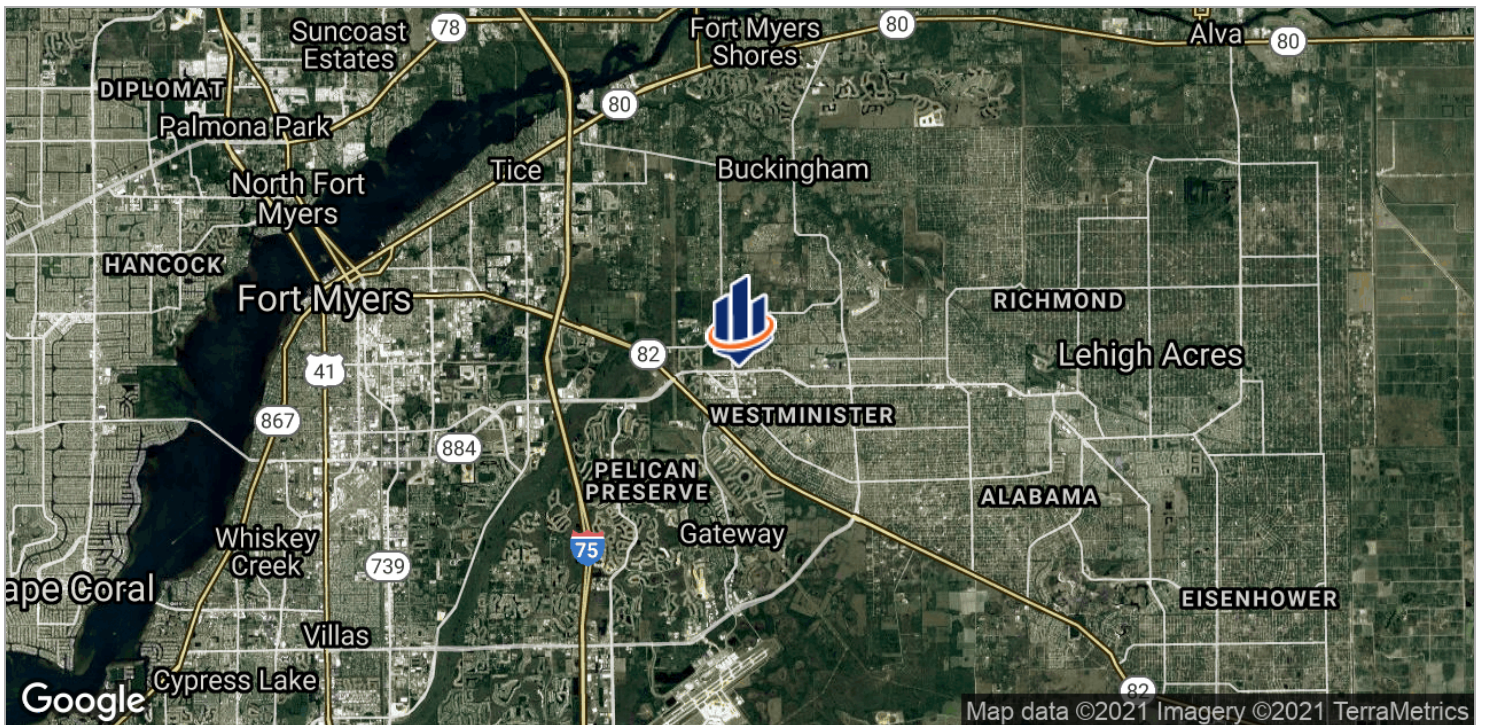
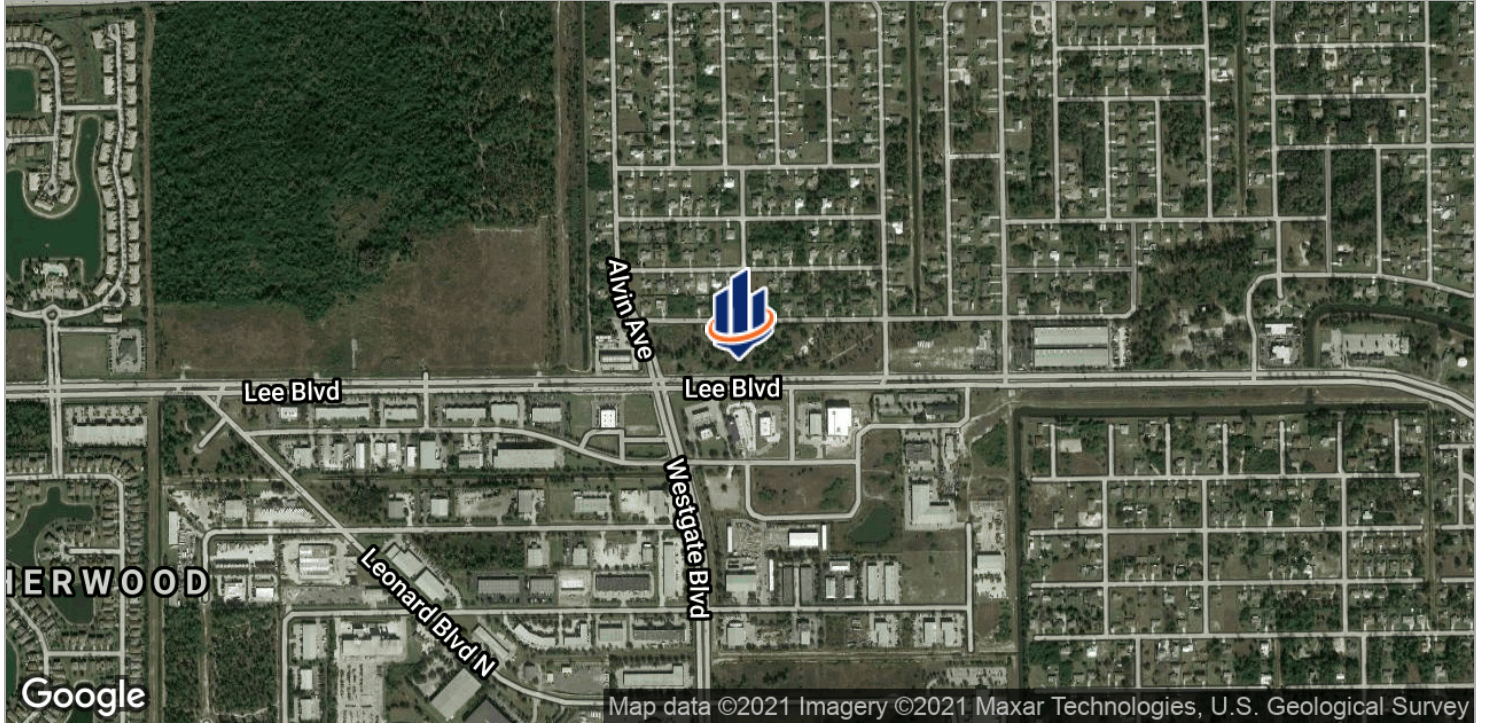
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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

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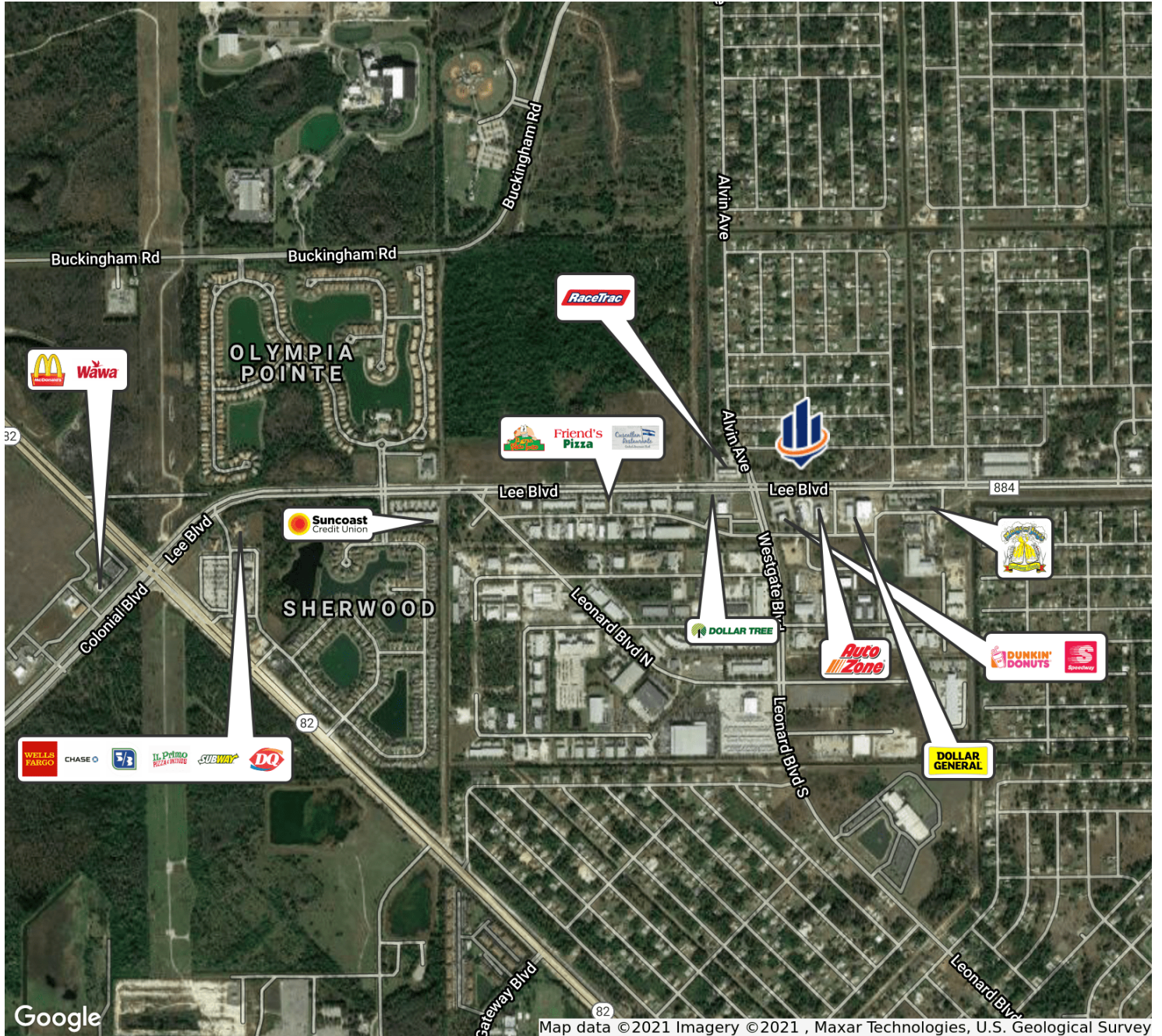
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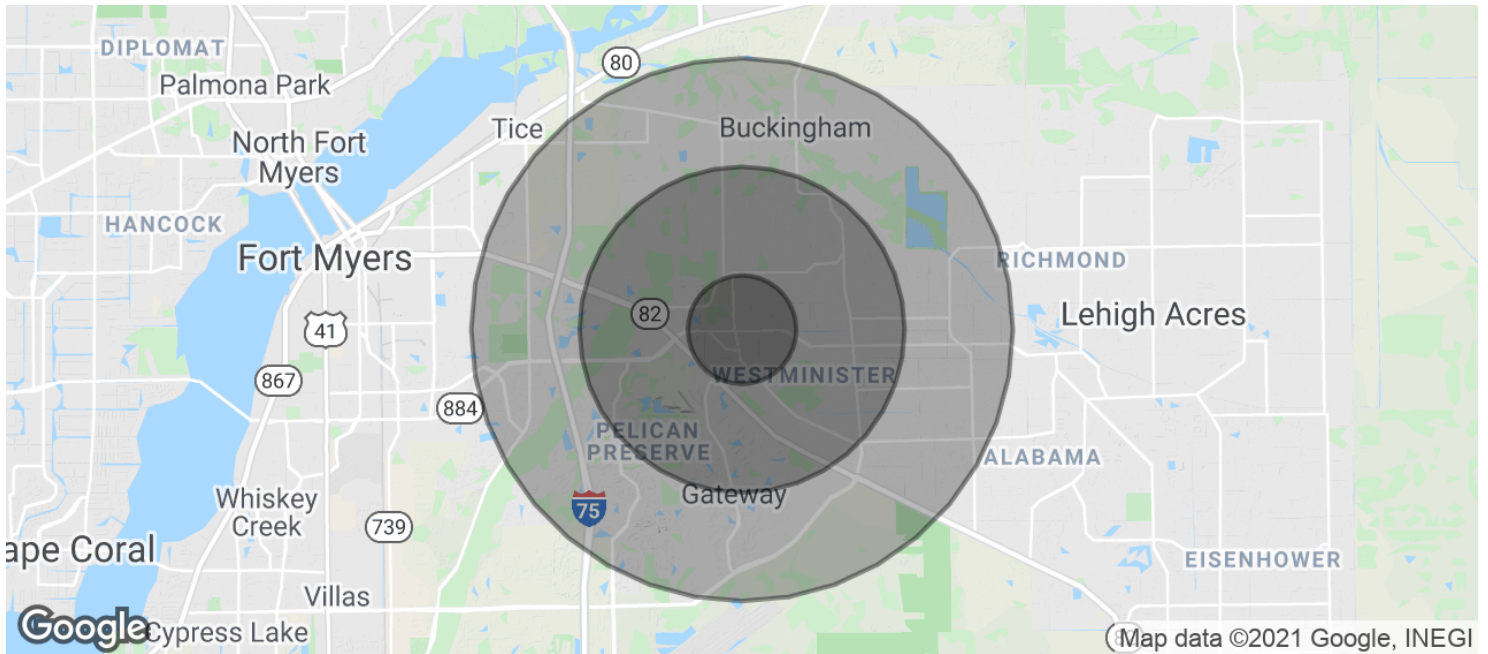


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,675	29,761	63,167
Average age	31.9	31.5	32.8
Average age (Male)	28.3	30.2	32.0
Average age (Female)	33.3	31.6	32.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,437	9,133	20,348
# of persons per HH	3.3	3.3	3.1
Average HH income	\$61,769	\$71,249	\$69,995
Average house value	\$282,504	\$293,869	\$285,479

* Demographic data derived from 2010 US Census

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