

Fully Leased Warehouse for Sale

270/272 BETH STACEY BLVD. LEHIGH ACRES, FL 33936

FOR SALE

Industrial Property

PROPERTY FEATURES:

- \$1,220,000
- 7,245 SF 1.72 ACRES
- ZONING: C-2
- POSSIBLE USES: MINI WAREHOUSING, BUSINESS SERVICES, BUILDING MATERIAL SALES, AUTO PARTS STORE, AUTO REPAIR & SERVICE, CONTRACTORS & MUCH MORE
- 4 GRADE-LEVEL ROLL UP DOORS
- CALL FOR SHOWINGS AND INQUIRIES
- DO NOT DISTURB TENANTS
- STRAP #31-44-27-05-00009.0000
- 2018 TAXES: \$2.768.20



Theresa Blanch-Mitchell, CCIM
1922 VICTORIA AVE STE A FT MYERS, FL 33901
239.265.2628
theresa@ccim.net
FL #BK3202944

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

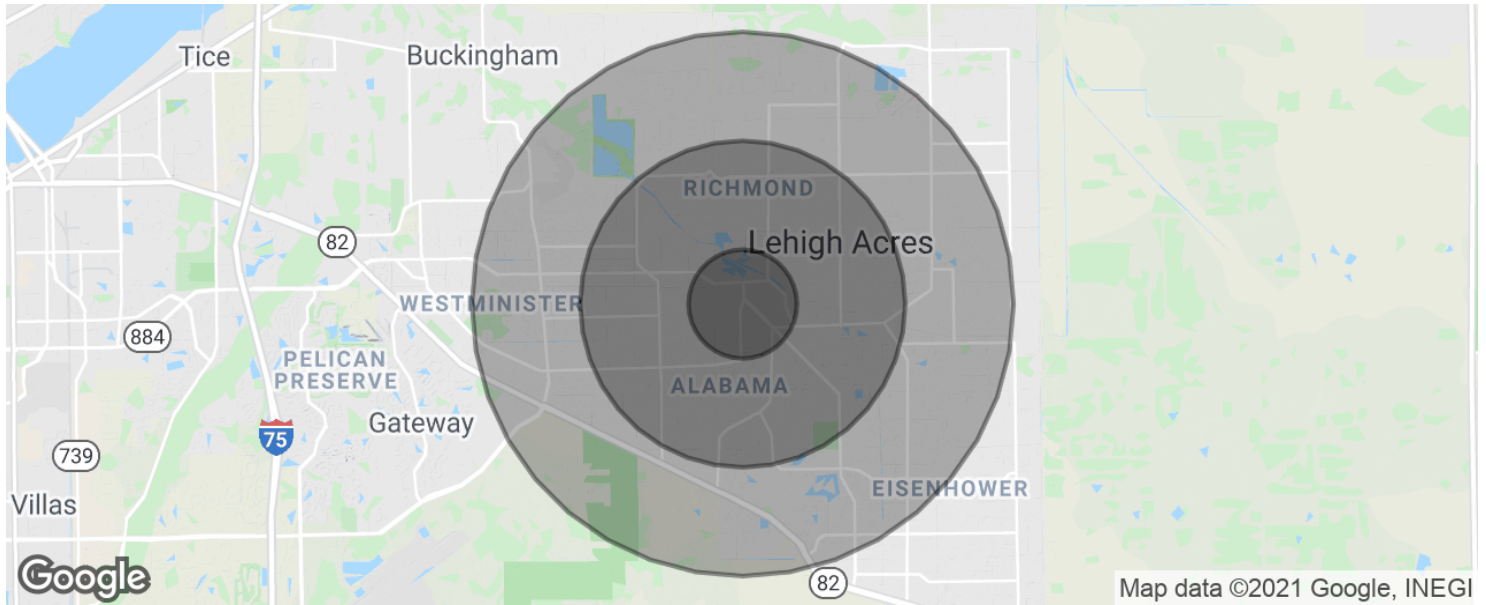
www.SperryCGA.com

Freestanding! 7,245 SF - Fenced!

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,082	36,068	74,993
Median age	39.5	36.7	34.8
Median age (Male)	33.1	33.4	32.4
Median age (Female)	42.7	39.2	36.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,148	12,255	24,520
# of persons per HH	2.8	2.9	3.1
Average HH income	\$46,899	\$51,754	\$55,505
Average house value	\$146,592	\$175,483	\$202,663

* Demographic data derived from 2010 US Census



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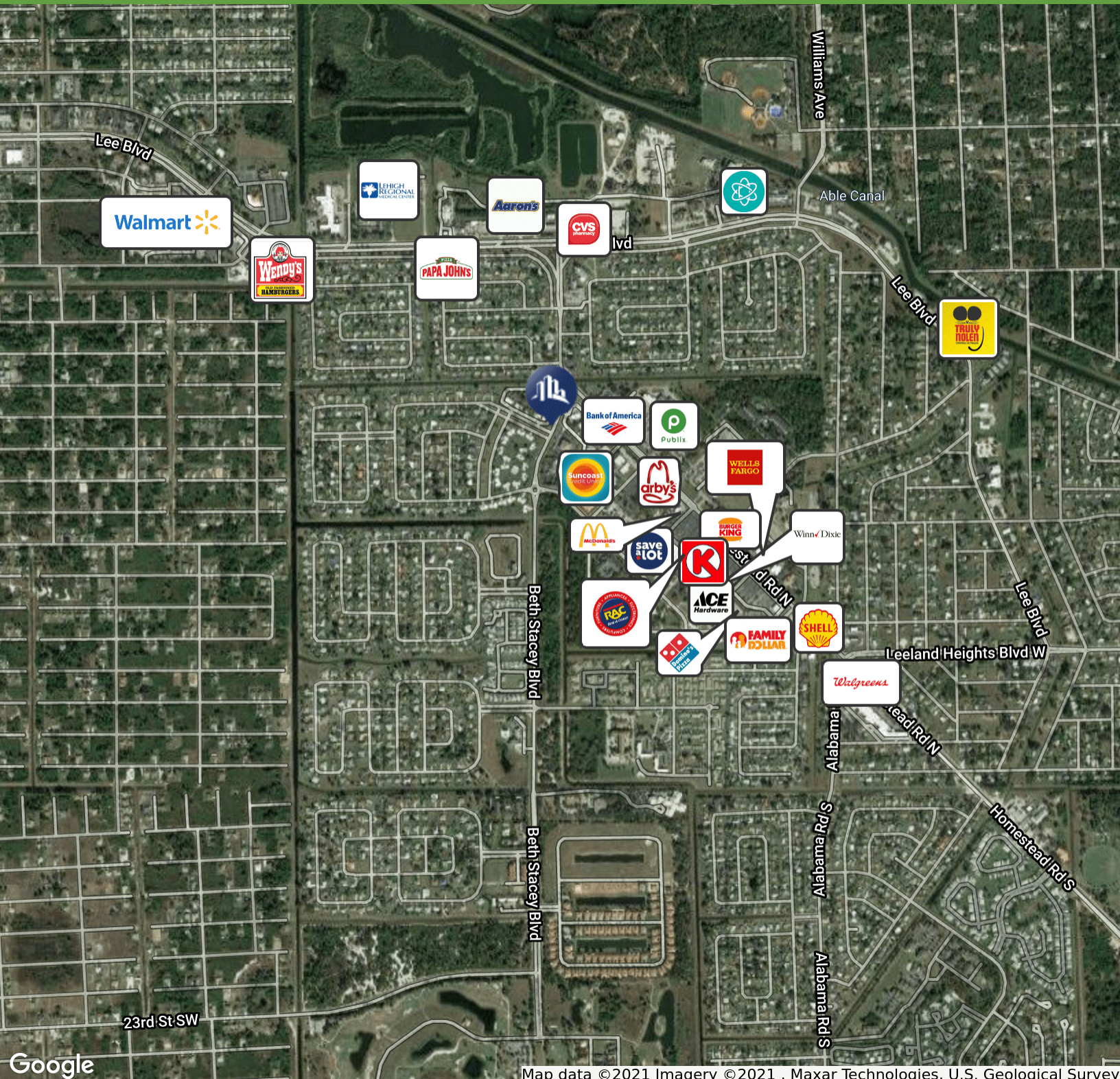
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