

# LIGHT FLEX - LIGHT INDUSTRIAL SALE

5583 LEE STREET, LEHIGH ACRES, FL



## FOR SALE

Sale Price: \$2,700,000

Light Industrial

Lot Size: 2.5 Acres



## Features:

- Large 2 Building Property!
- Building A 13k+ SF & Building B 10k+ SF
- 12 units, 6 In Each Building!
- 14 ' roll up door on each unit!
- Minutes to Central Ft. Myers!
- Easy access to I-75, SR 80 & SR 82!
- Clean!
- Premier Lehigh Location!

## Contact:

**Theresa Blauch-Mitchell, CCIM**

1922 Victoria Ave Ste A Ft Myers, FL 33901

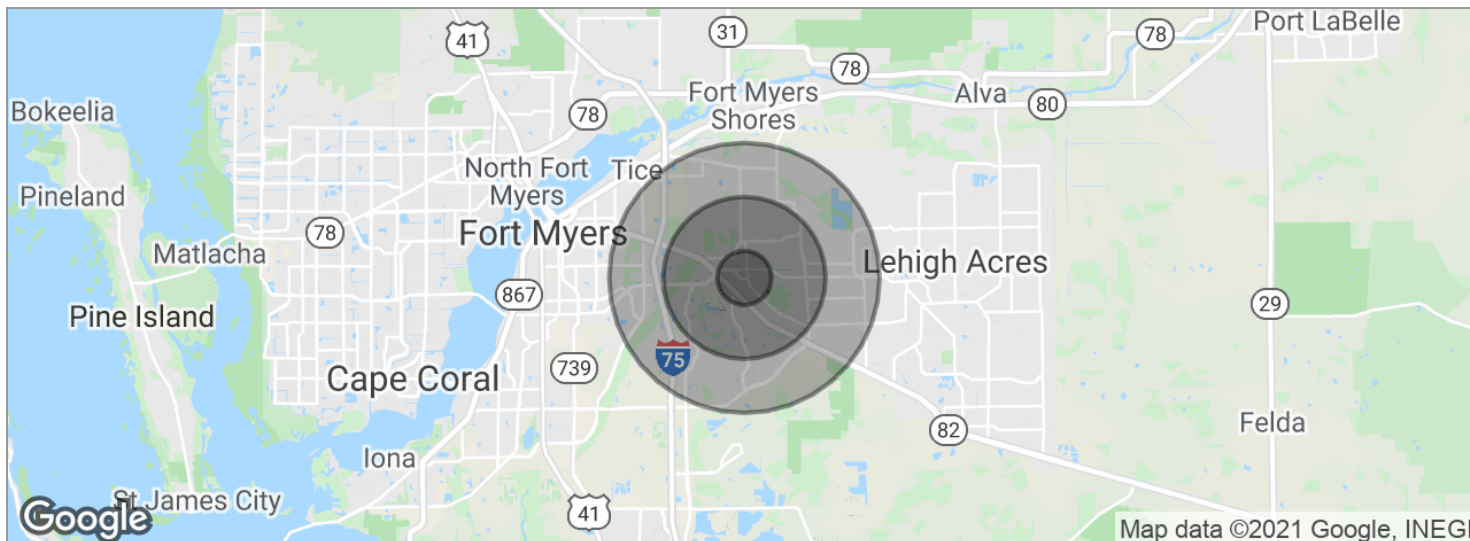
239.265.2628

theresa@ccim.net

FL #BK3202944

\*Each office Independently Owned and Operated

# DEMOGRAPHICS MAP



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	4,384	29,920	62,887
Median age	32.2	32.3	32.8
Median age (male)	28.3	30.9	32.1
Median age (Female)	33.6	32.4	32.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,323	9,328	20,371
# of persons per HH	3.3	3.2	3.1
Average HH income	\$63,360	\$73,743	\$70,735
Average house value	\$302,353	\$296,418	\$285,491

\* Demographic data derived from 2010 US Census