

FOR LEASE - Office | Retail Space

5612 8th Street W, Lehigh Acres, FL 33971



OFFERING SUMMARY

Lease Rate:	\$10.00 PSF NNN
CAM [2019 Estimated]:	\$5.62 PSF
Available SF:	1,425 SF - 2,925 SF
Building Size:	11,700 SF
Zoning:	C-2

PROPERTY OVERVIEW

Subject Property is on 8th Street W with Lee Blvd frontage. The property is in close proximity to SR 82 and I-75. Two remaining units can be leased separately or contiguous. Great location as you enter the main thoroughfare to Lehigh Acres. The exterior of the building has been freshly painted and the parking lot was recently resurfaced and stripped.

PROPERTY HIGHLIGHTS

- TWO UNITS REMAINING!!!
- Great visibility on Lee Blvd.
- Traffic Count: 37,719 AADT

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE
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Donna Marrero Zaldivar, CFRM™
Senior Advisor | Brokerage Operations Manager
239.301.3172
donna.zaldivar@svn.com



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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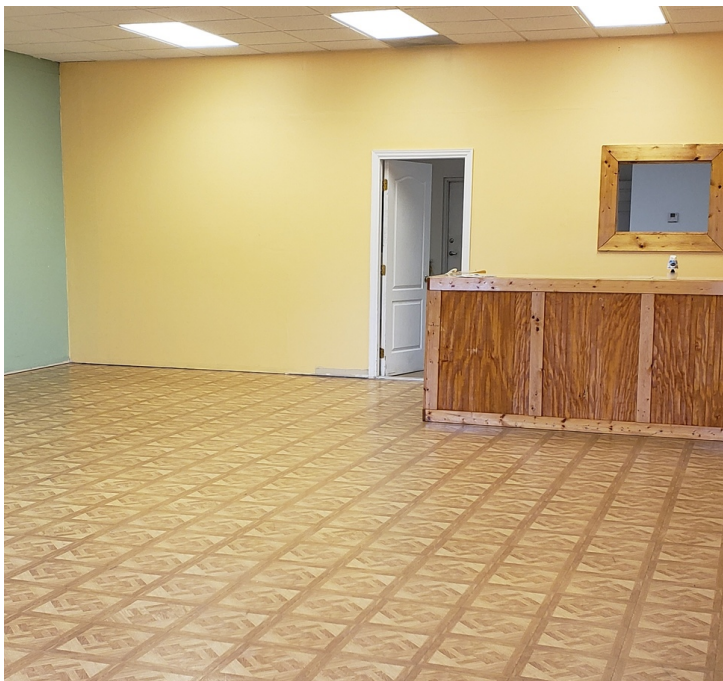
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UNIT #2



UNIT #2



UNIT #3



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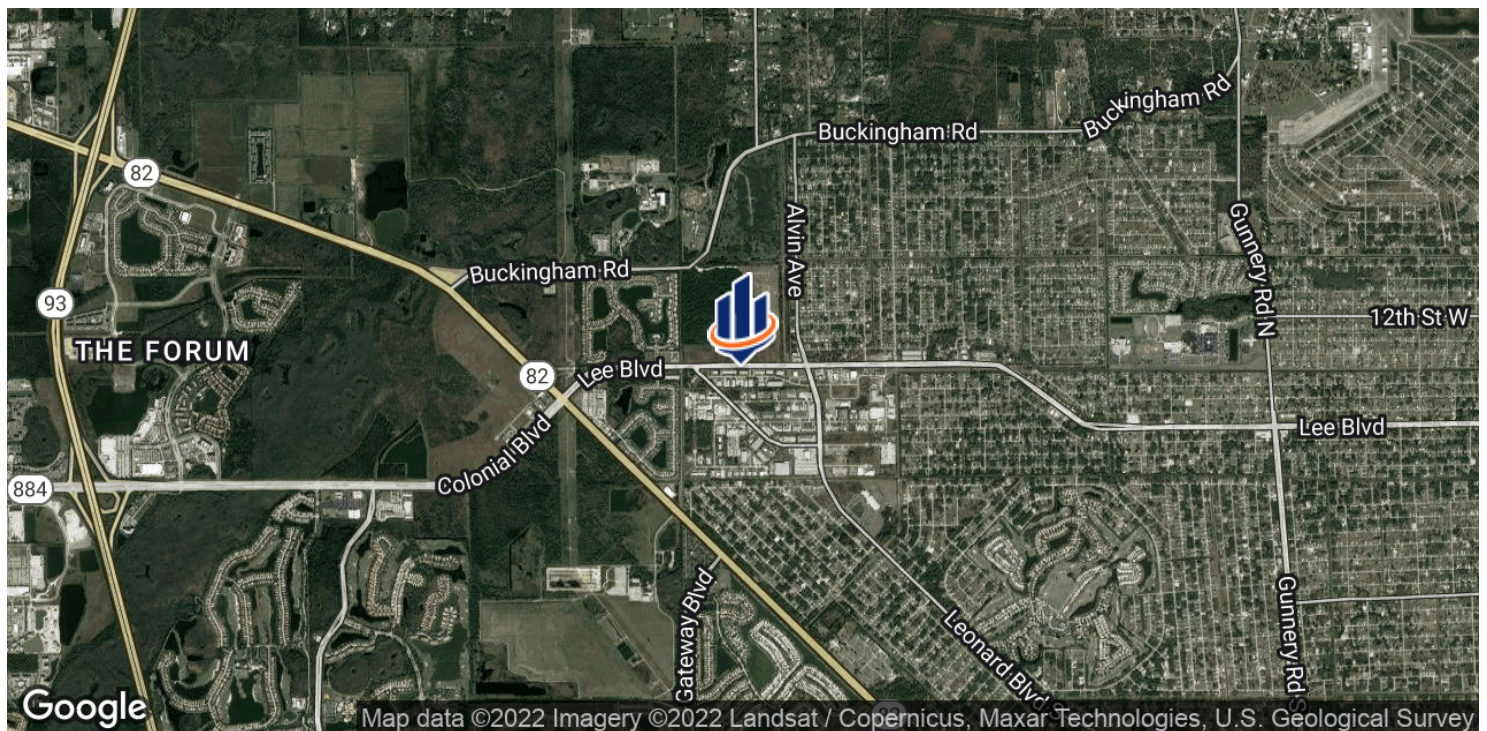
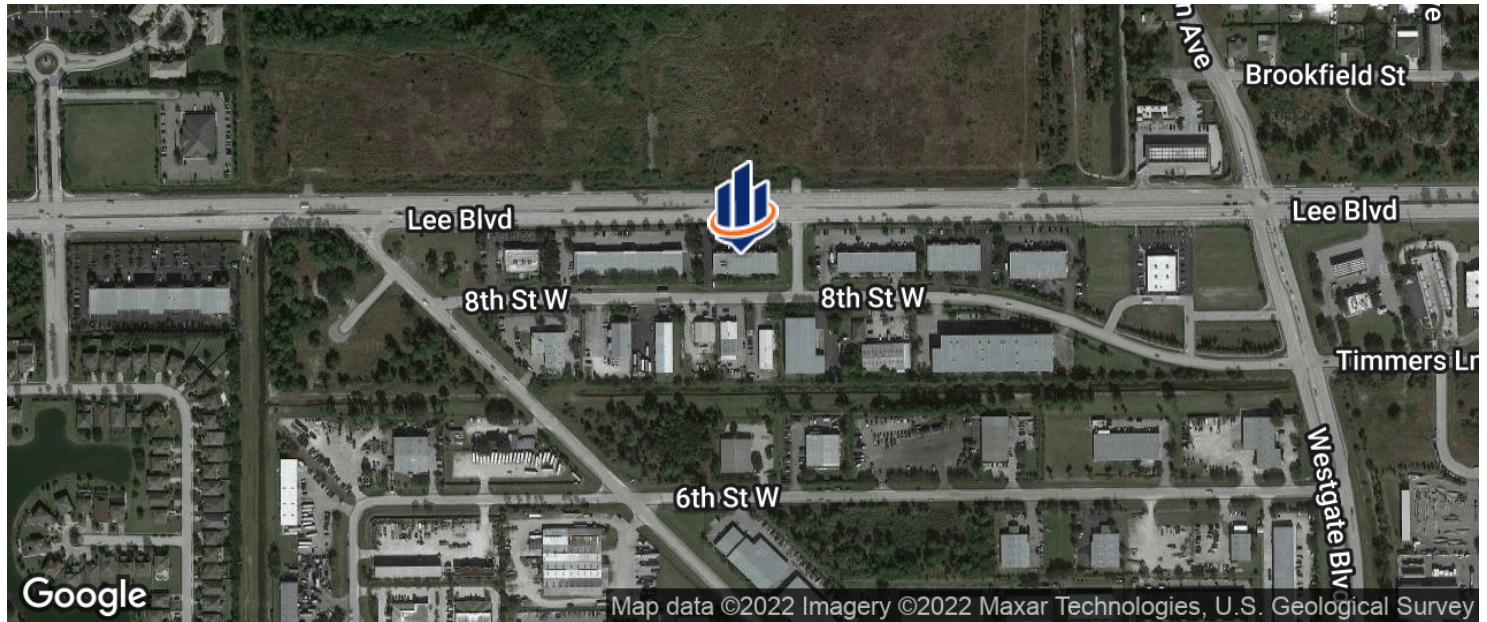
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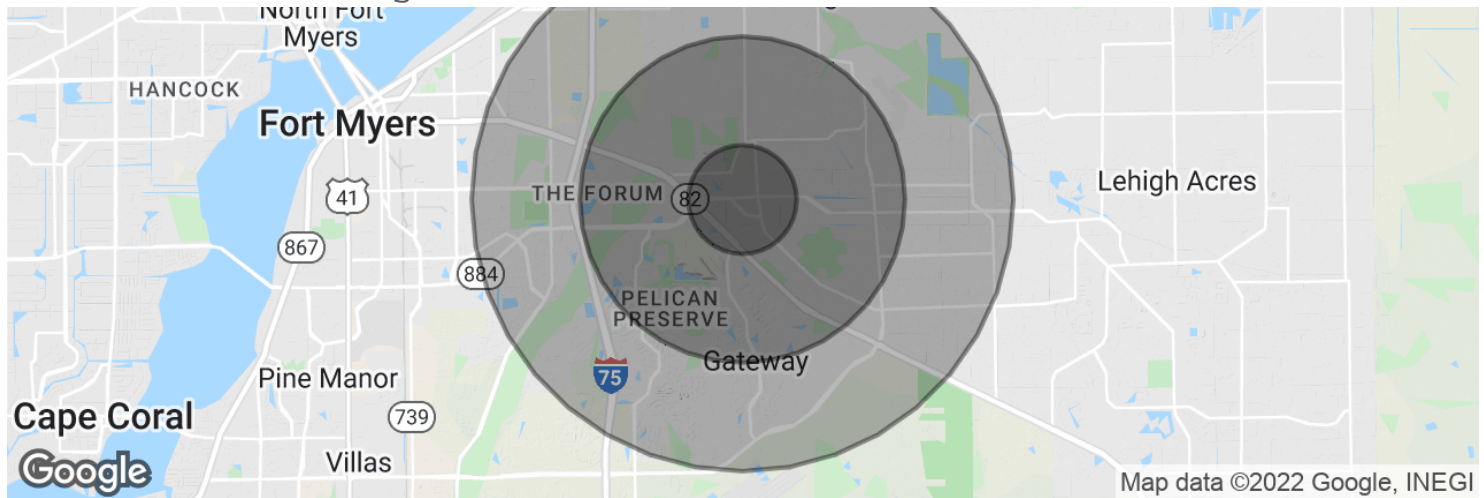


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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,586	27,528	64,577
Median age	33.0	32.8	33.0
Median age (Male)	29.0	31.4	32.3
Median age (Female)	34.5	33.0	33.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,113	8,741	21,112
# of persons per HH	3.2	3.1	3.1
Average HH income	\$64,115	\$74,227	\$69,892
Average house value	\$330,532	\$292,907	\$285,896

* Demographic data derived from 2010 US Census

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