

## RETAIL FOR LEASE

# RETAIL WITH WAREHOUSE IN LEHIGH ACRES

4110 Lee Blvd, Lehigh, FL 33971



### OFFERING SUMMARY

<b>NUMBER OF UNITS:</b>	1
<b>AVAILABLE SF:</b>	
<b>LEASE RATE:</b>	\$13.00 SF/yr (NNN)
<b>LOT SIZE:</b>	43,520 SF
<b>BUILDING SIZE:</b>	6,000 SF
<b>ZONING:</b>	CPD - Commercial Planned Development
<b>MARKET:</b>	Fort Myers
<b>TRAFFIC COUNT:</b>	21,400

### PROPERTY OVERVIEW

Free Standing Commercial Building for Sale in Lehigh Acres. This is an excellent location on Lee Blvd with great visibility and signage. Lee Blvd is a major connector road into Ft Myers.

This was formerly a Retail Carpet & Flooring business with an open floor plan and warehouse space. The warehouse has an overhead door & there are also two ADA restrooms. Ample parking.

This building is also available for lease.

### PROPERTY HIGHLIGHTS

**KW COMMERCIAL**  
1675 W. Marion Ave.,  
Suite 112  
Punta Gorda , FL 33950

**HEATHER RIDEOUT**  
Director  
O: 941.979.1174  
rideout@kwcommercial.com  
FL #BK3339346

**JIM QUINN**  
Broker, Operating Principal  
O: 941.875.9060  
C: 941.457.1380  
jquinn@kw.com

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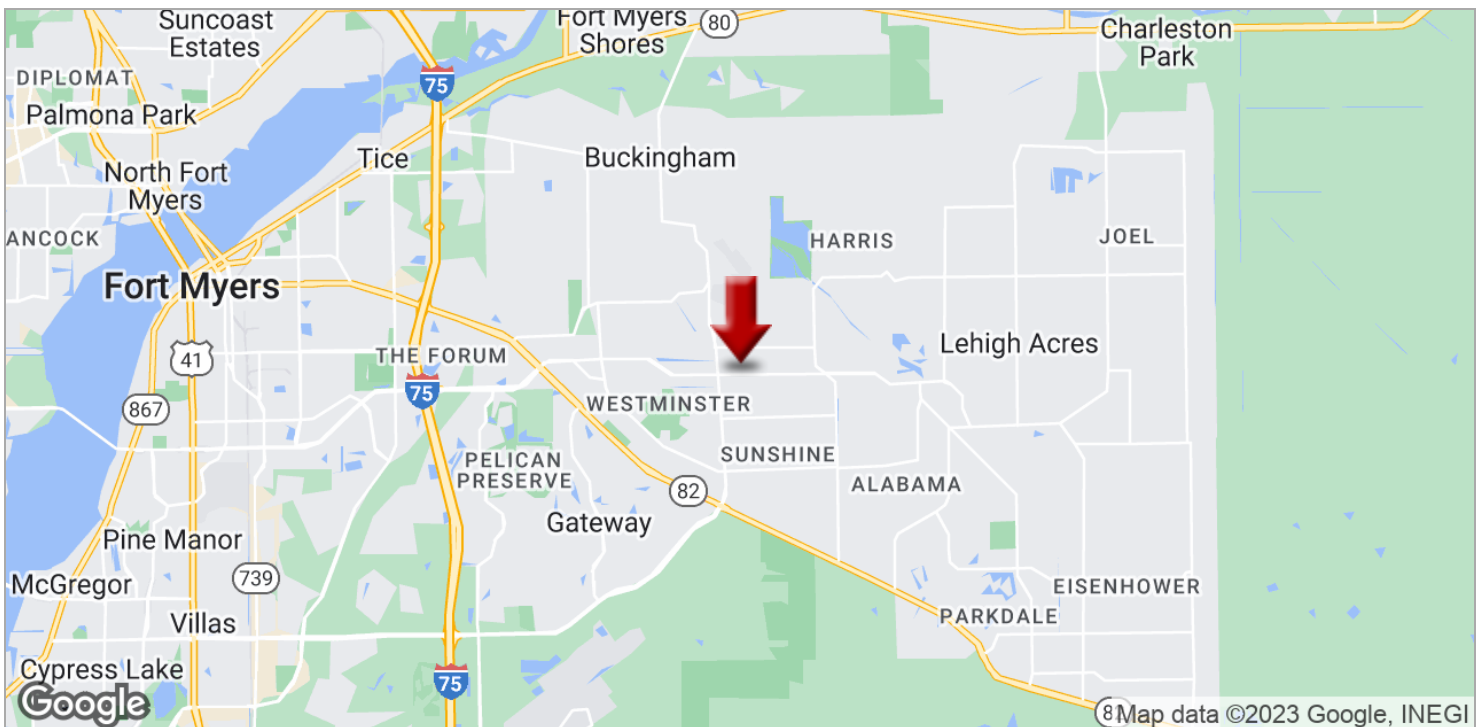
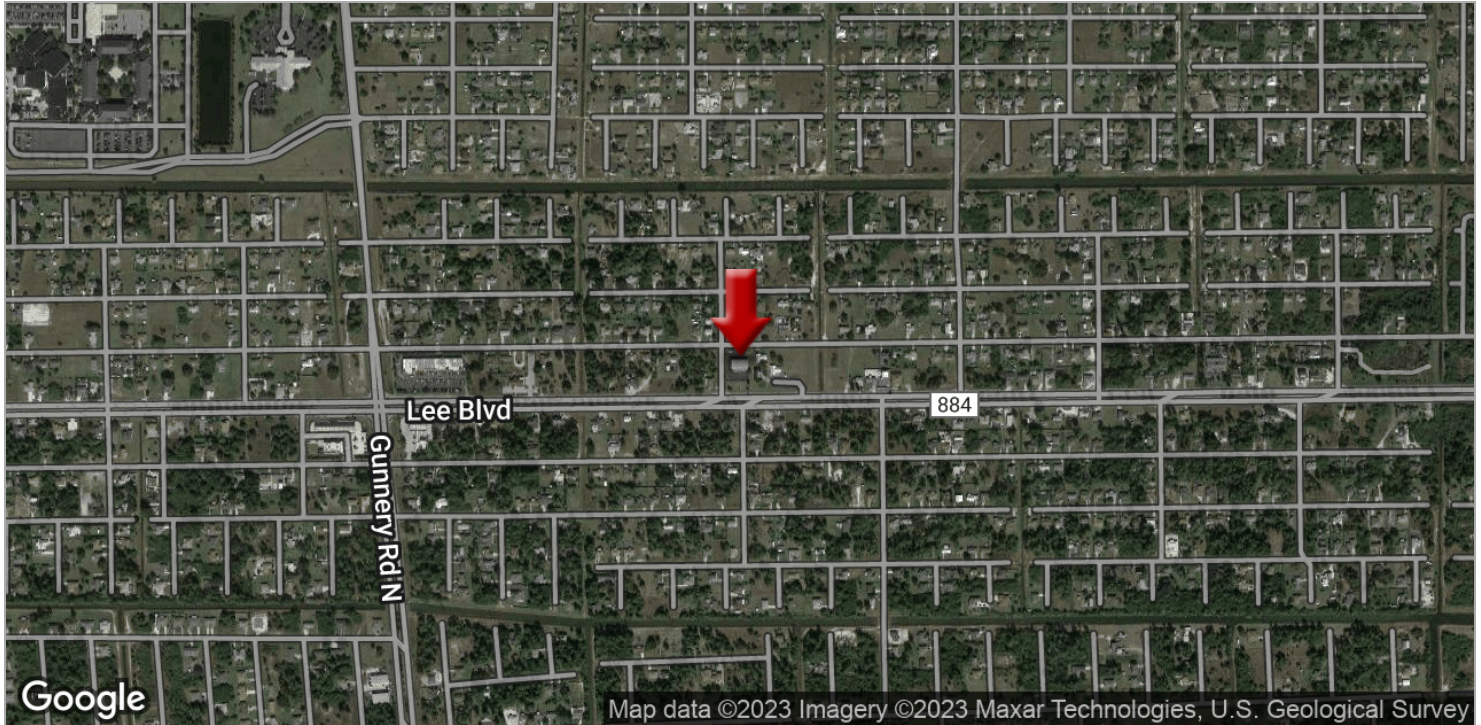
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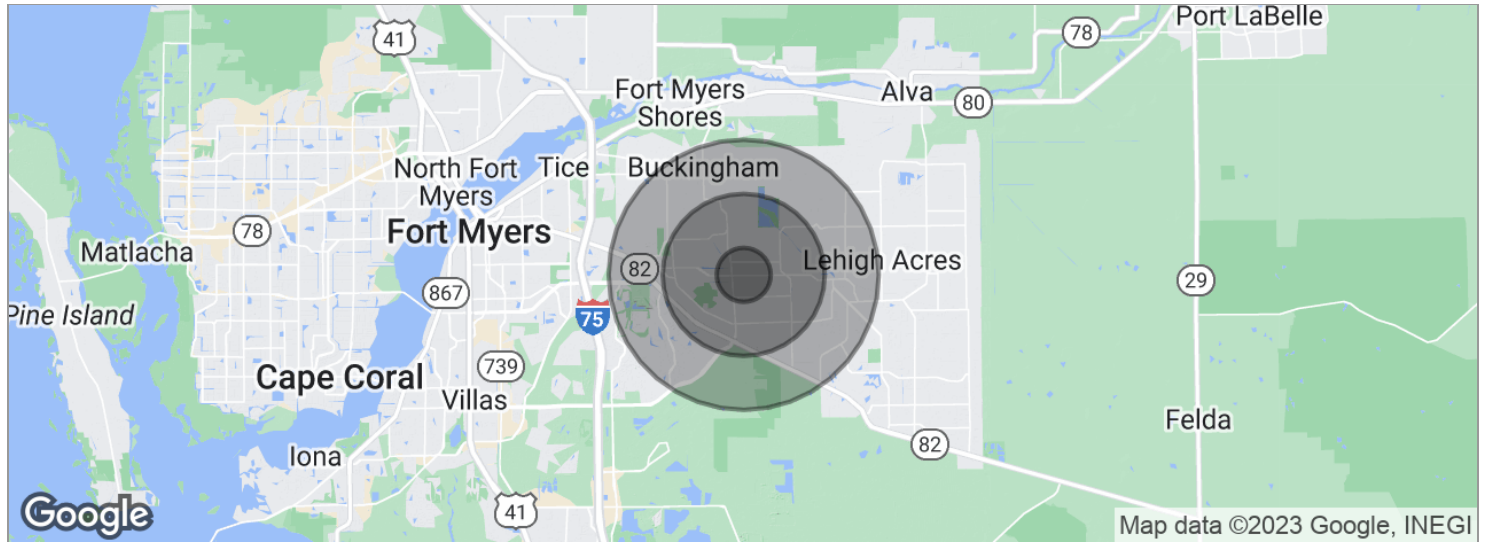
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,582	39,208	72,351
Median age	26.9	29.0	32.3
Median age (male)	27.1	27.8	30.4
Median age (Female)	24.3	29.2	33.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,586	11,251	22,372
# of persons per HH	3.5	3.5	3.2
Average HH income	\$55,176	\$58,130	\$62,814
Average house value	\$274,530	\$263,641	\$258,693

\* Demographic data derived from 2020 ACS - US Census

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