

Panther Crossing, Lehigh Acres, FL- Sale and Lease | Lehigh Acres, FL

For Sale | \$949,900



Offering Highlights

- 5985 SF Strip Center in the heart of Lehigh Acres, Florida for sale at \$1.2 million
- One of four units leased to Metro PCS
- 2 Units for lease, including a 2-lane former bank drive-thru facility, bank lobby and offices
- Can lease fully functional bank facility for only \$15 PSF, NNN. Non-bank space is \$12 PSF, NNN. CAM \$4.77 PSF

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Panther Crossing, Lehigh Acres, FL- Sale and Lease

50 Joel Boulevard • Lehigh Acres, FL 33936



Investment Overview

Sale Price:	\$949,900
Building Size:	5,985 SF
Year Built:	2007
Market:	Lehigh Acres, Florida
Cross Streets:	North Avenue & Joel Boulevard

Property Overview

Property

Panther Crossing is a 5985 SF strip center in the heart of Lehigh Acres, Florida. It is for sale for \$1.2 million and has two units available for lease. Metro PCS leases Unit A and a salon leases unit C. Unit B is 1120 sf, and is available for \$12 psf, NNN. Unit D is a 1750 SF first floor former bank branch, with three second floor offices (via stairs or elevator) of 950 sf and a two-lane drive-thru. The bank location is fully operational with teller stations (granite counters), safes, and the drive-thru. The building features very nice fit and finish- crown moldings, wainscoting, tile floors (bank lobby is diagonal tile floor) and decorative finishes. There is excellent signage with a large marquee sign on Joel Boulevard and plenty of nearby activity as the building is on an out parcel to a new Winn-Dixie (former Sweet Bay) anchored shopping center.

Location

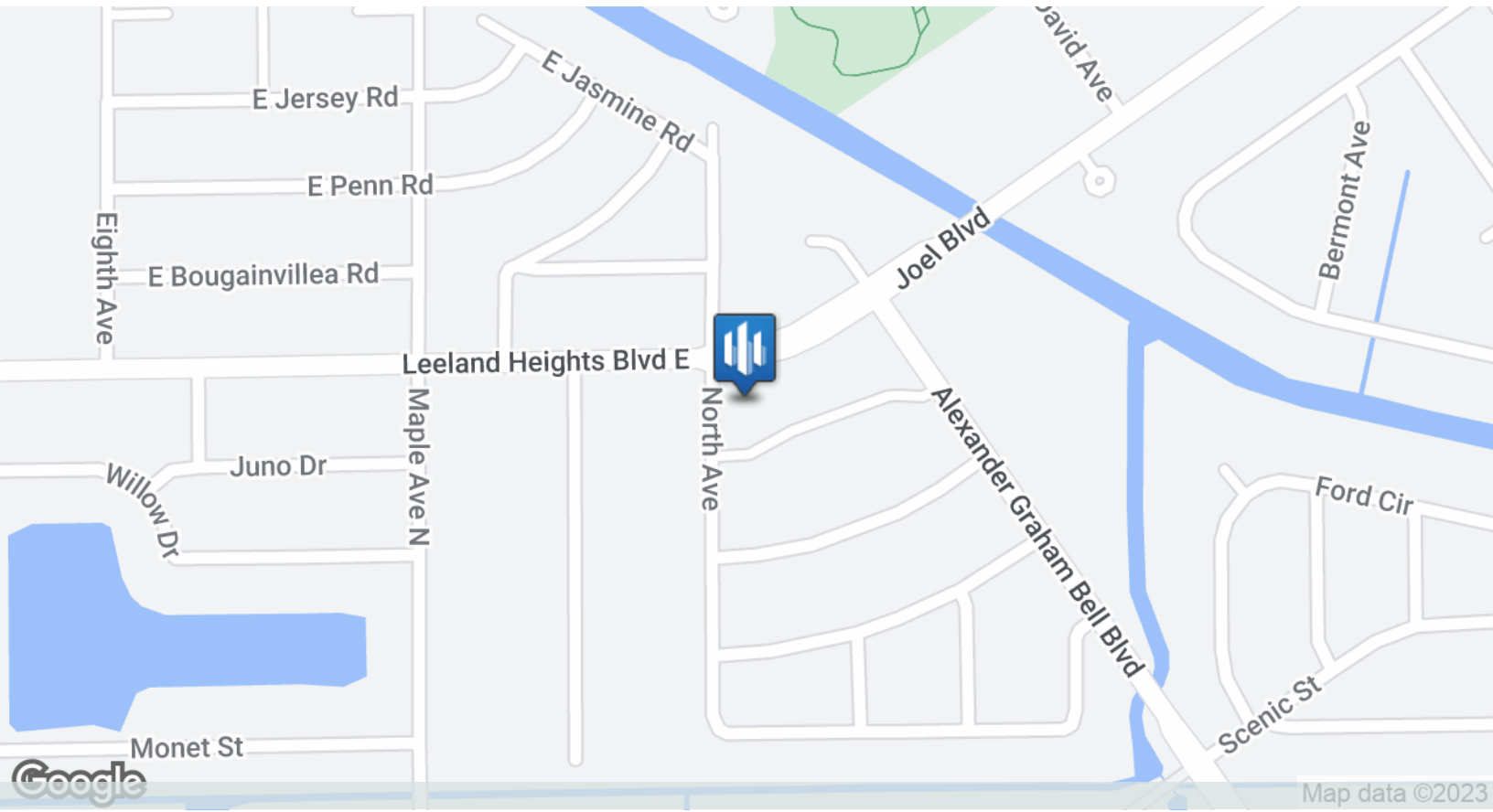
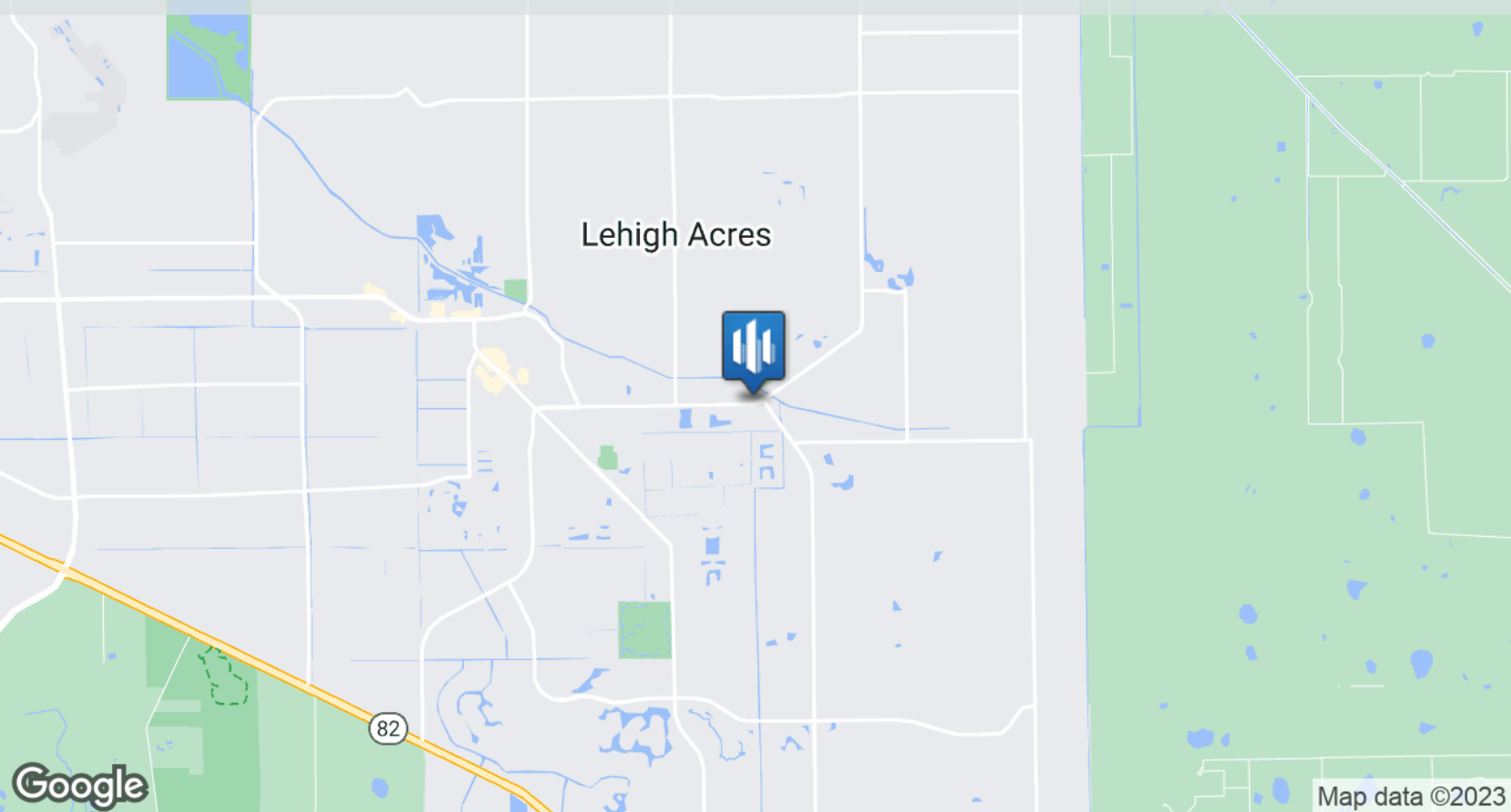
The former bank branch is available for lease for \$15.00 psf for the first floor (1750sf) and \$12 psf for the 2nd floor offices (950 sf) CAM is a very reasonable \$4.77.

In the heart of Lehigh Acres, adjacent to Winn Dixie between Bell Blvd and North Avenue.

Presented by

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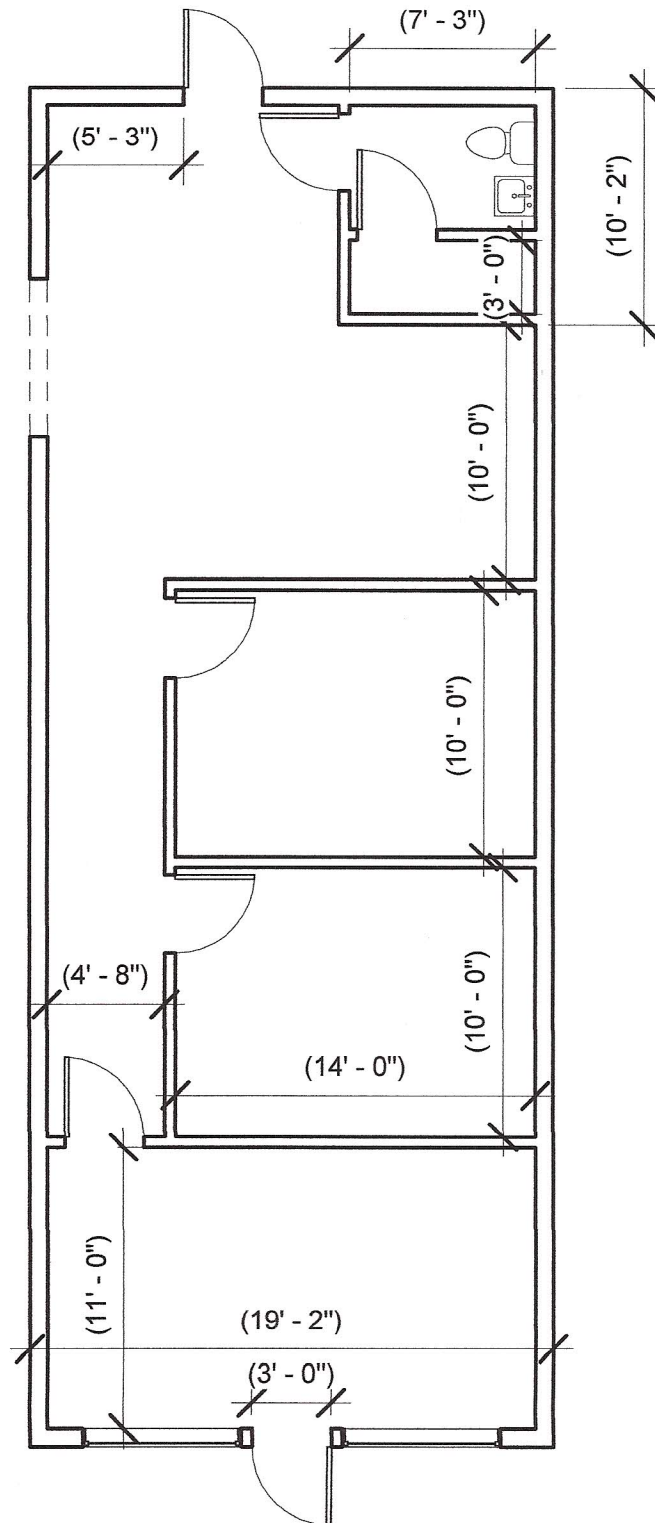
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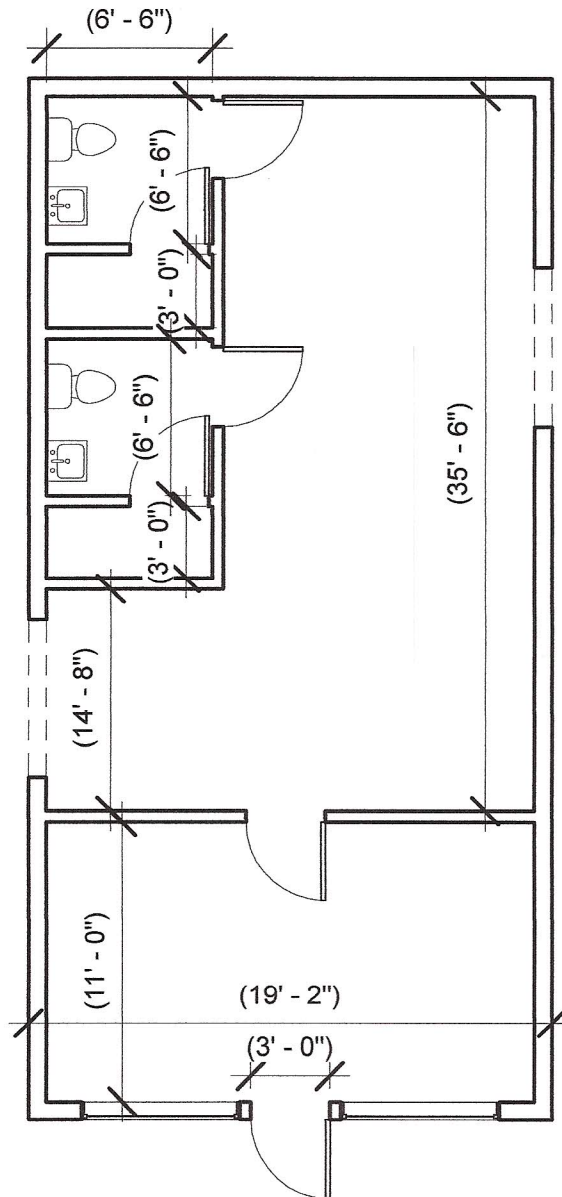
Panther Crossing Plaza
50 Joel Blvd. Lehigh Acres, FL 33936
approx. 1120 sq. ft.

Unit B



*All measurements are approximate and should not be relied upon.

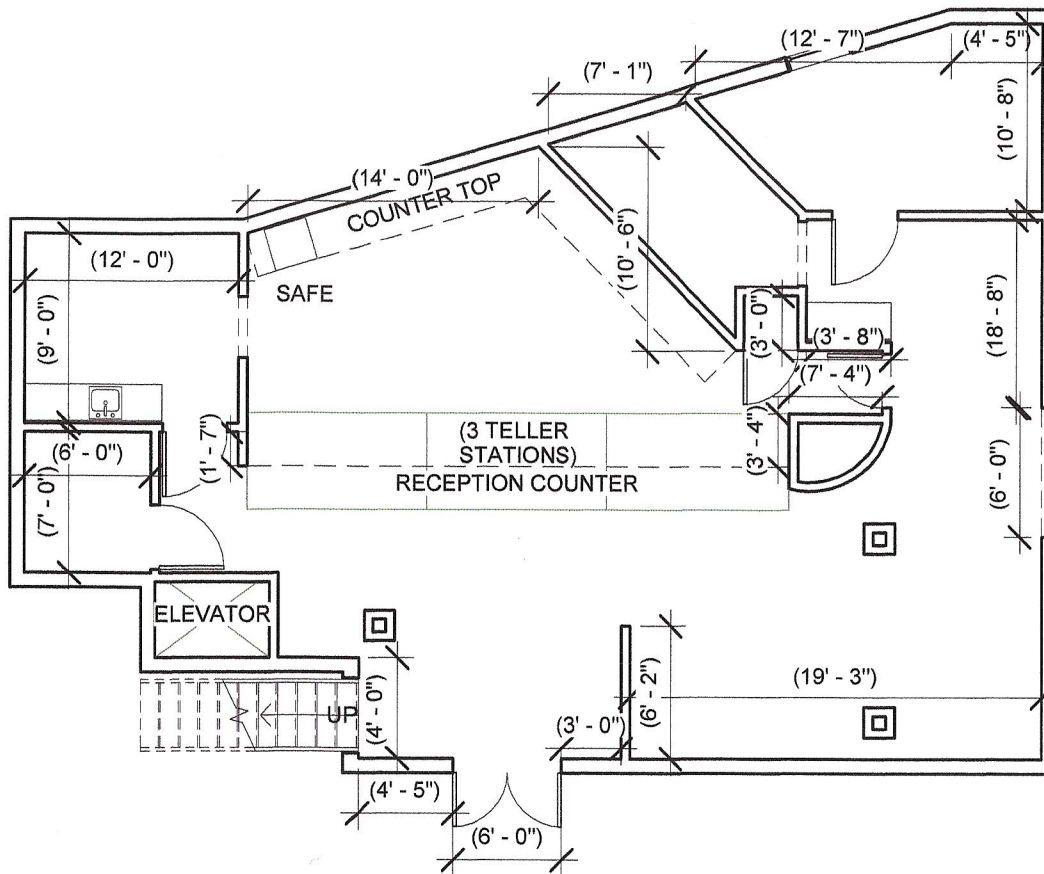
Panther Crossing Plaza
50 Joel Blvd. Lehigh Acres, FL 33936
approx. 980 sq. ft.
Unit C



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Panther Crossing Plaza
50 Joel Blvd. Lehigh Acres, FL 33936
2750 sq. ft.
(Former Bank Branch)
Unit D

1st Floor- 1750 sq. ft.



2nd Floor- 1000 sq. ft.

