

FOR LEASE - Homestead Shopping Center

1302-1344 Homestead Rd N

Lehigh Acres, FL 33936



OFFERING SUMMARY

Available SF: **Unit 1306-** 1,200 SF
 Unit 1314- 1,150 SF

Lease Rate: \$18.00 SF/yr NNN

Lot Size: 11.58 Acres

Year Built: 1985

Building Size: 86,800 SF

Zoning: C2

PROPERTY OVERVIEW

Homestead Shopping Center rests along Homestead Rd in the Heart of Lehigh Acres and is anchored by Publix, World Gym, and Firestone. The property is extremely well kept and along with the recent renovations, the unit size and Tenant mix offer a perfect opportunity for any business looking to open in Lehigh Acres.

PROPERTY HIGHLIGHTS

- Recently renovated Facade and Parking Lot
- Heart of Lehigh Acres
- Excellent signage along Homestead Rd
- Vanilla shell Delivery
- Homestead Rd Traffic Count: 26,500 AADT
- CAM \$4.29 PSF as of 2019

Bryan J. Myers
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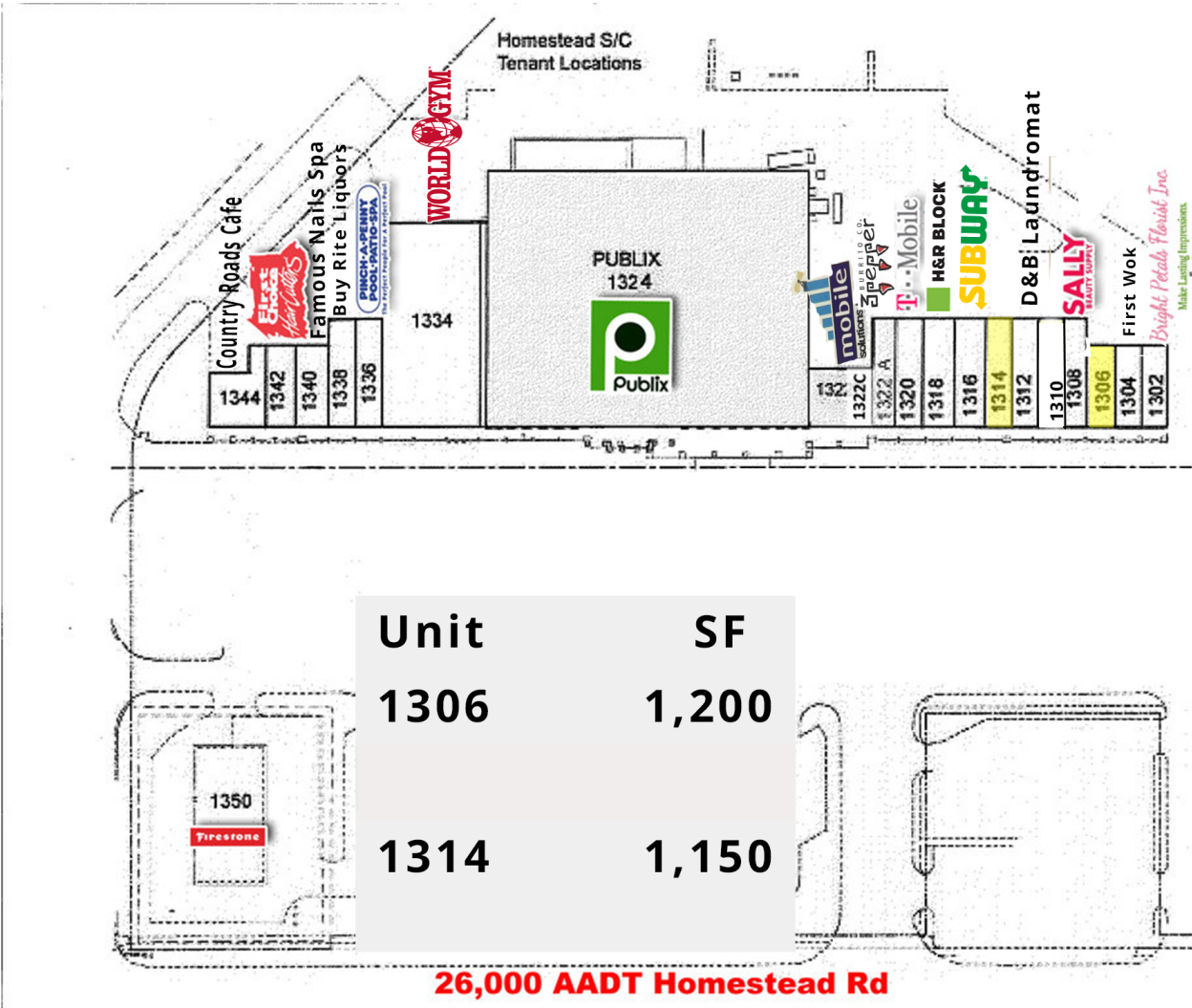


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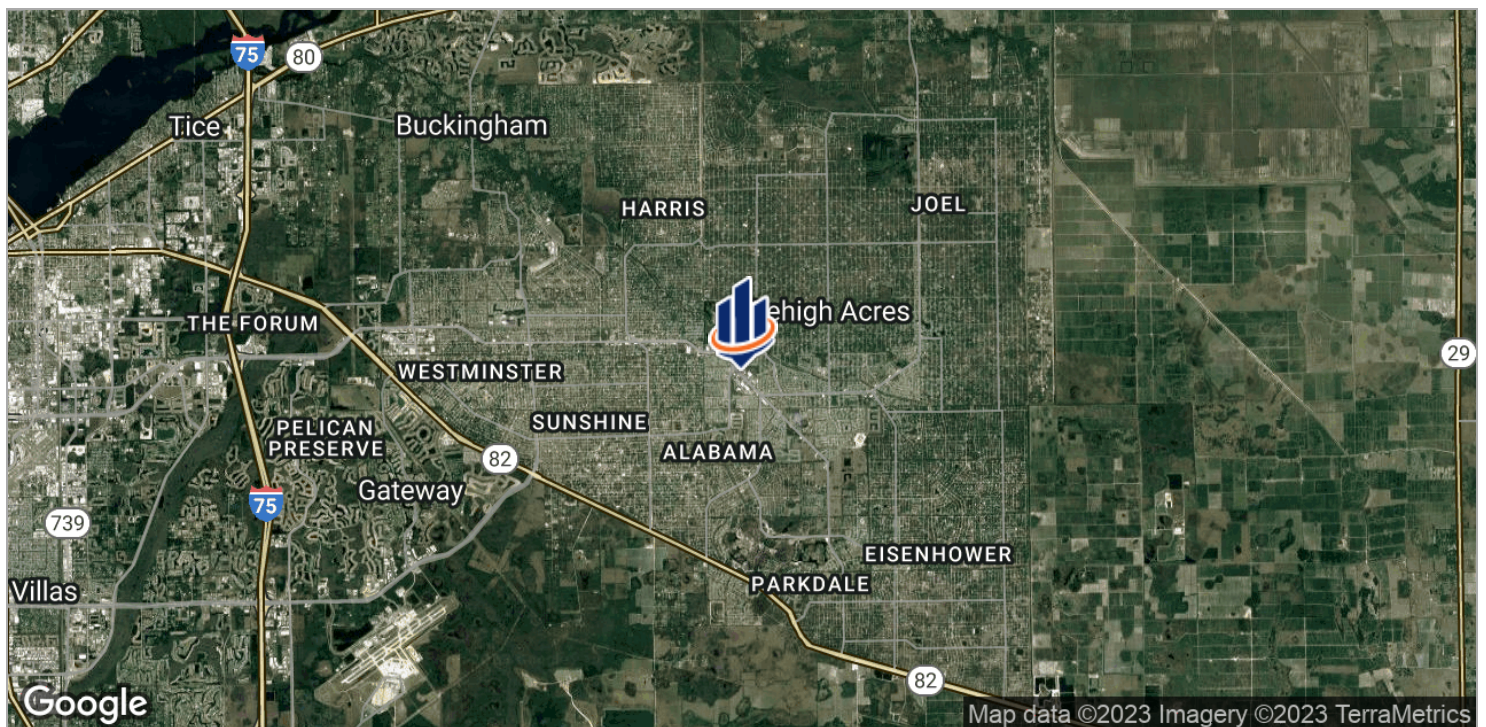
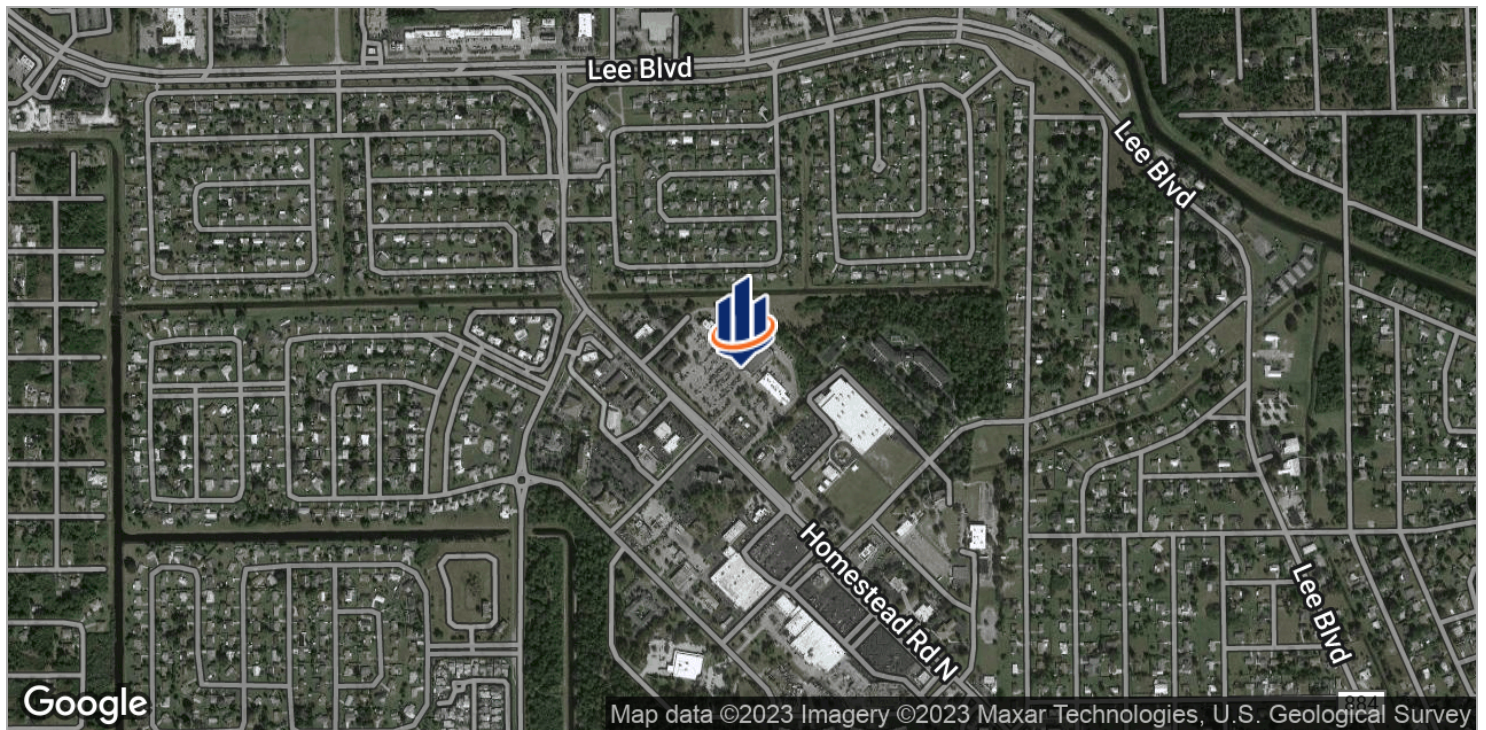


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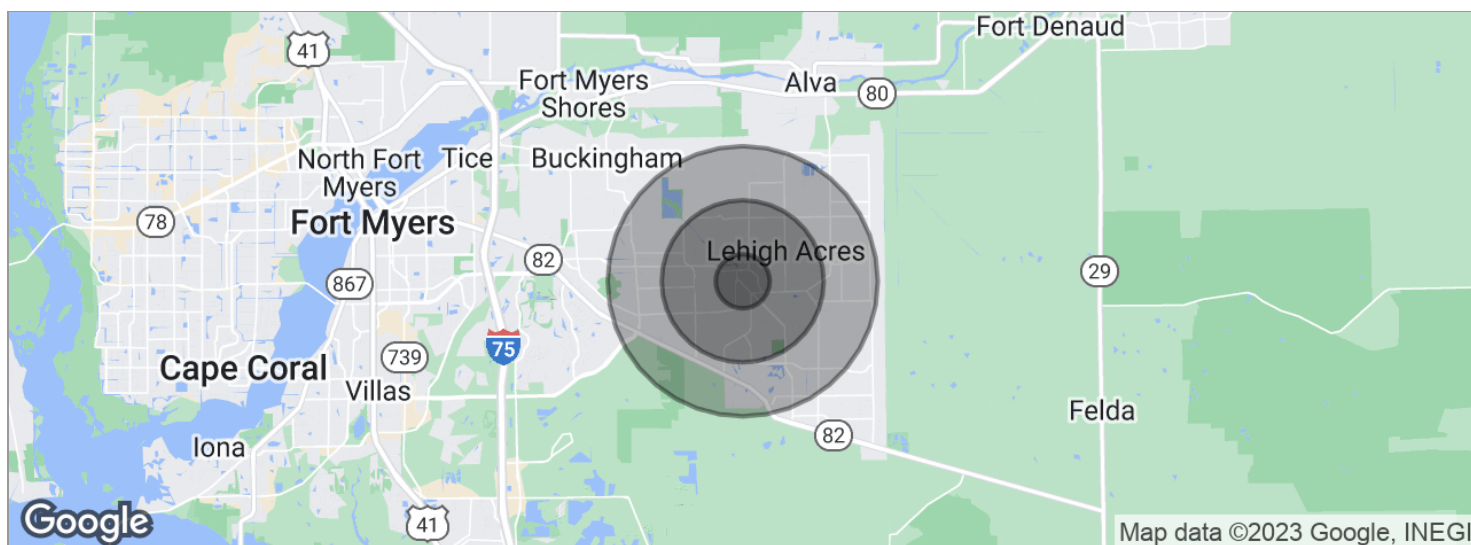


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,188	35,699	73,245
Median age	39.4	37.2	35.0
Median age [Male]	33.3	33.9	32.6
Median age [Female]	42.7	39.8	36.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,182	12,232	24,043
# of persons per HH	2.8	2.9	3.0
Average HH income	\$47,567	\$51,996	\$55,471
Average house value	\$145,555	\$175,684	\$200,881

** Demographic data derived from 2020 ACS - US Census*

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