



LEASE OPPORTUNITY – Build-To-Suit

401/407 Ida Ave. N.
Lehigh Acres, FL 33971



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LEASE RATE: Starting from \$45 PSF (NNN) + CAM

Land Size: 1.56± acres

Strap #: 25-44-26-03-00024.0070

Zoning: C-2

Location: On the main East/West artery in Lehigh Acres. High traffic and visibility.

- ❖ Prime frontage – 275 feet on Lee Blvd. and 250 feet on Ida Ave. N
- ❖ Zoning offers a wide variety of uses including commercial, professional, retail and specialty uses
- ❖ Two road accessibility including Ida Ave. N (main access) and Lee Blvd. (thru the access road, not direct access)
- ❖ The subject property is being offered as a BUILD-TO-SUIT lease to a qualified retail, professional, restaurant, or medical user. Owner will BUILD-TO-SUIT from 1,200 SF – 9,655 SF (to be delivered as Gray Shell)
- ❖ Commercial property is in short supply, making this a great opportunity to secure your foothold in this fast growing and heavily populated community.

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Area Businesses Lehigh Acres, FL 33971



Newly Constructed:	Starbucks	Waffle House
	Aspen Dental	
Development Order:	Tires Plus	Tommy Express
Permitting:	Panda Express	

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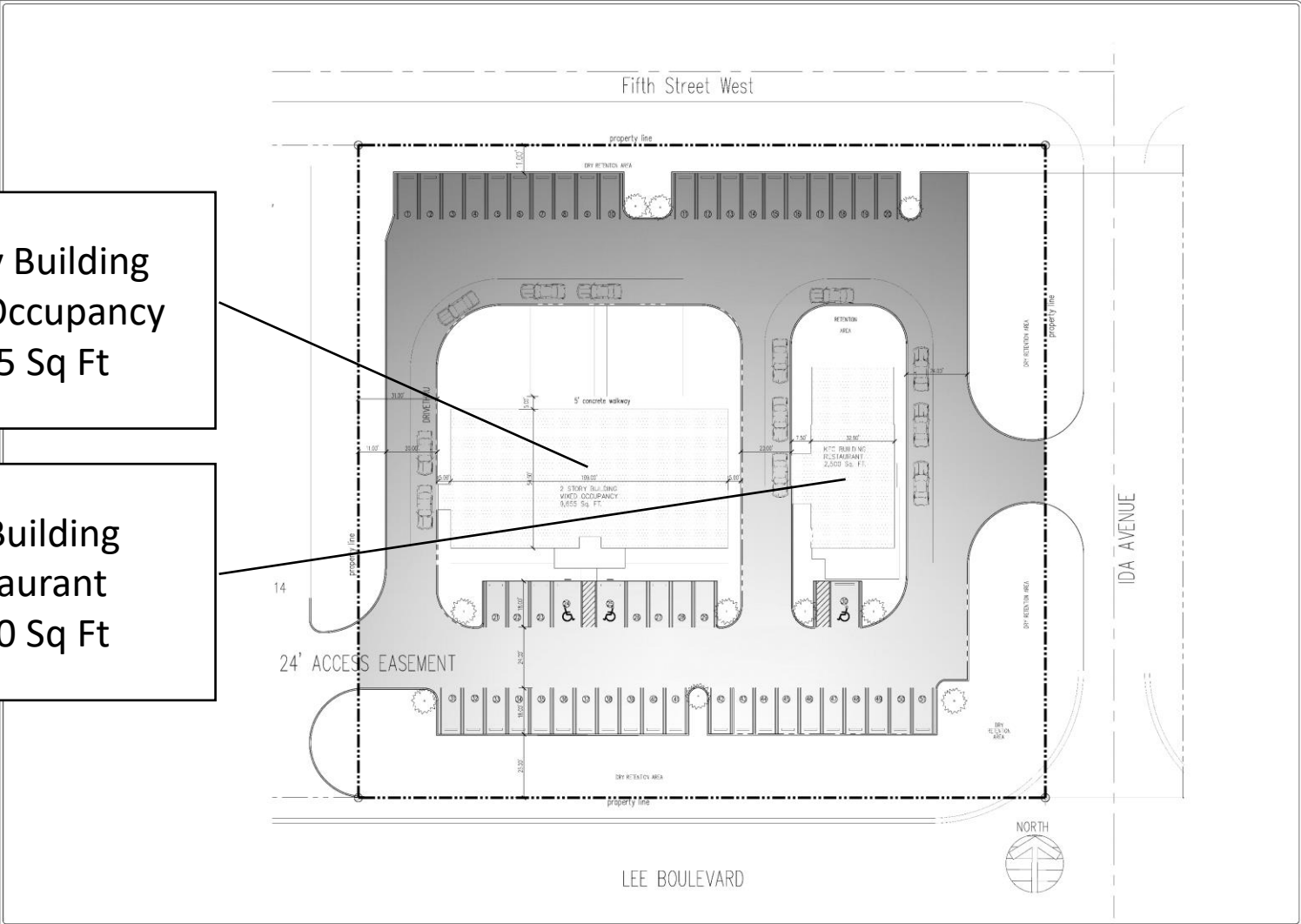
BUILDING ELEVATION



**401/407 Ida Ave. N.
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**2-Story Building
 Mixed Occupancy
 9,655 Sq Ft**

**KFC Building
 Restaurant
 2,500 Sq Ft**



REVISIONS	BY

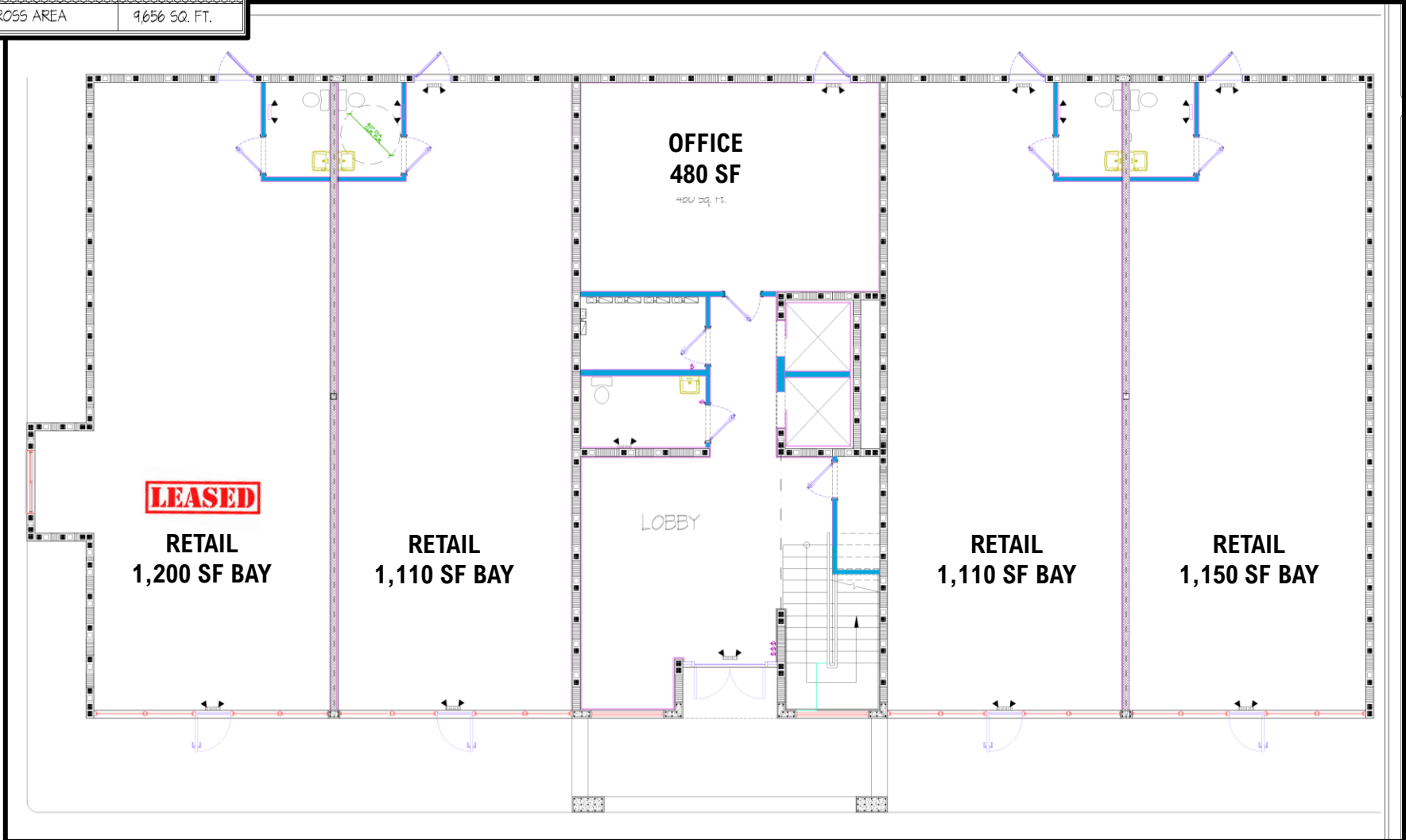
DANIEL F. BRABLEC, ARCHITECT
 3000 LECOMANIA BLVD. #314/414
 FORT MYERS, FL 33907
 (561) 429-2368 (561) 451-8589 fax
 AR 0075266



PROPOSED NEW COMMERCIAL STRUCTURE
 LEE BLVD RETAIL/OFFICE
 LEE BLVD. / IDA AVE.
 LEE COUNTY, FLORIDA

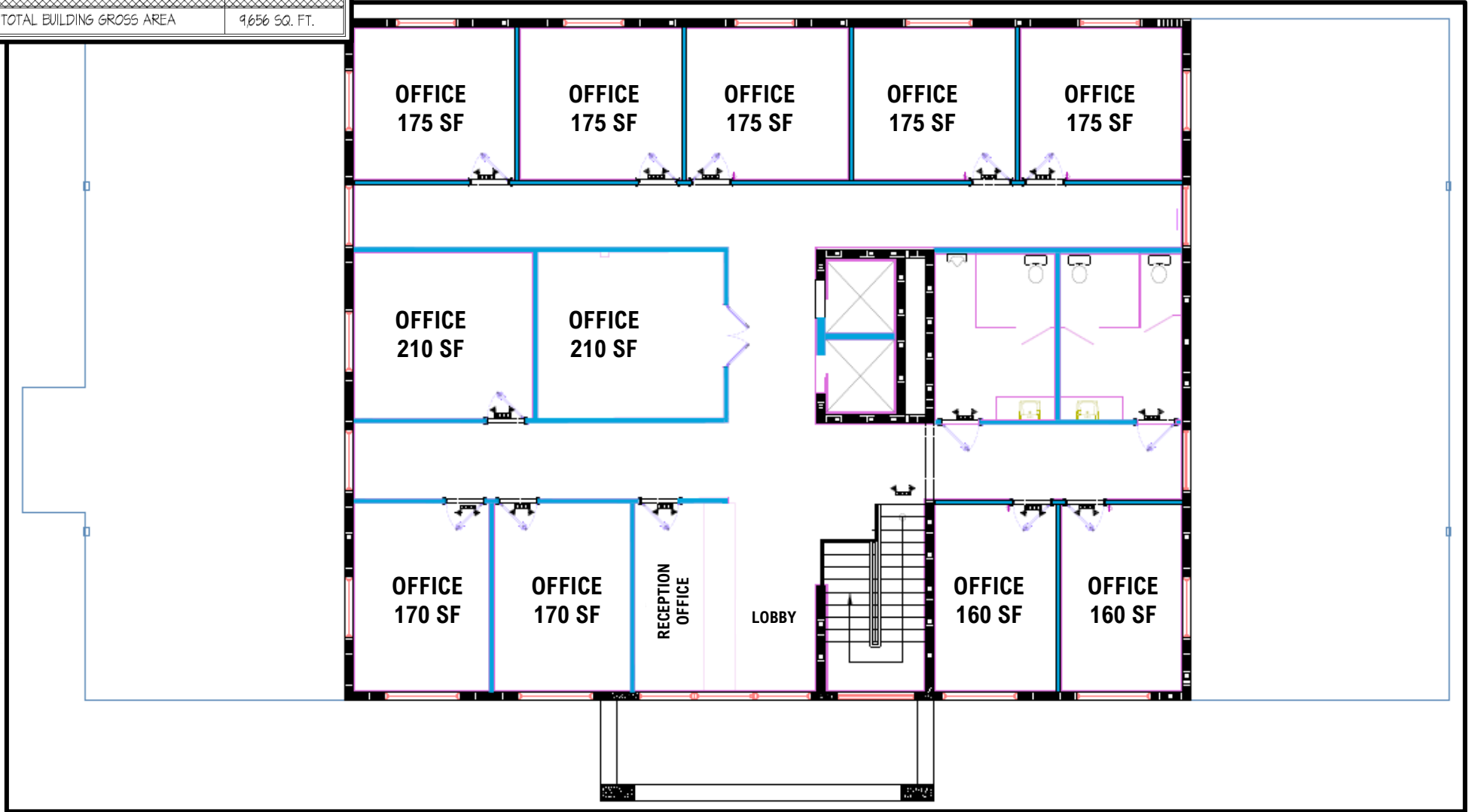
DESIGN	PPS, INC.
CHECKED	
DATE	6-19-22
SCALE	AS NOTED
APP. NO.	
DATE	6-19-22
SHEET	1
OF	2

BUILDING AREA BREAKDOWN	
Retail spaces (4 Units)	4,530 sq. ft.
1st Floor business area	480 sq. ft.
1st Floor common area (Lobby, elevator, bath, etc.)	944 sq. ft.
Portico (Entry area)	256 sq. ft.
TOTAL 1st FLOOR AREA	6,212 sq. ft.
2nd Floor Business area	2,144 sq. ft.
2nd Floor common area (Bath, storage, hallway)	1,300 sq. ft.
TOTAL 2nd FLOOR AREA	3,444 sq. ft.
TOTAL BUILDING GROSS AREA	9,656 SQ. FT.



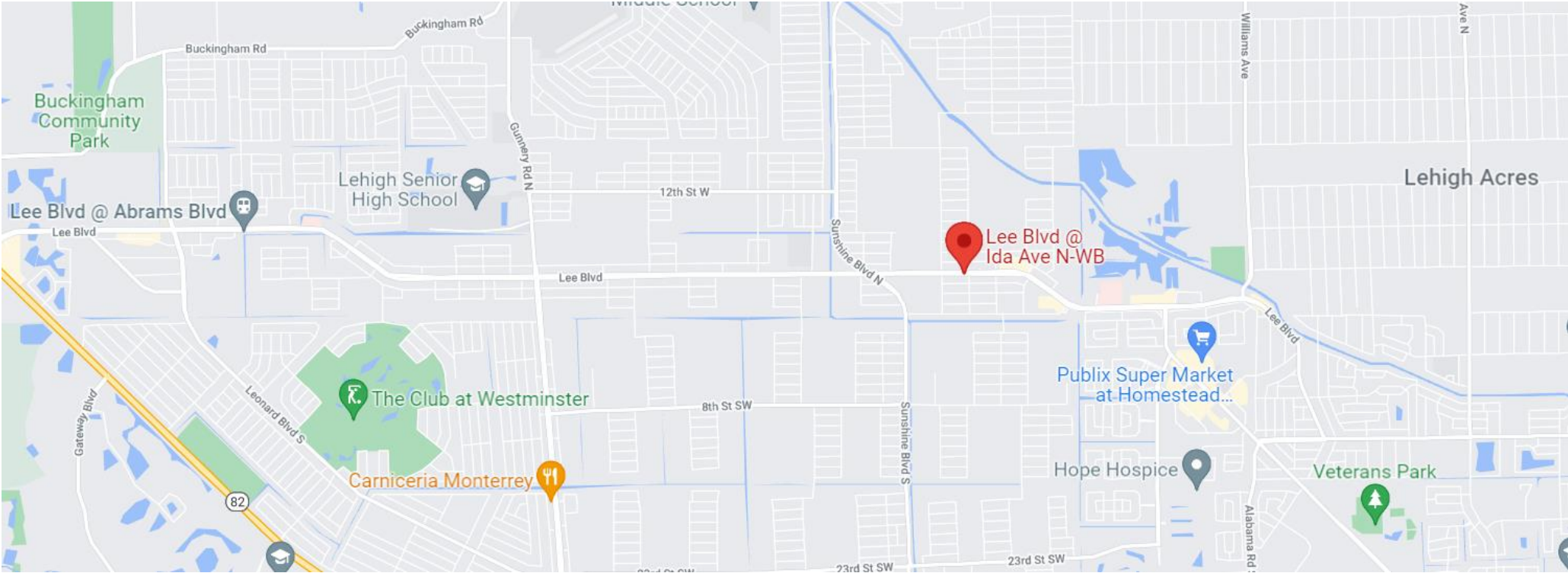
1st Floor Layout
 Scale | 1/4" = 1'-0"

BUILDING AREA BREAKDOWN	
Retail spaces (4 Units)	4530 sq. ft.
1st Floor business area	480 sq. ft.
1st Floor common area (Lobby, elevator, bath, etc.)	944 sq. ft.
Portico (Entry area)	250 sq. ft.
TOTAL 1st FLOOR AREA	6,212 sq. ft.
2nd Floor Business area	2,144 sq. ft.
2nd Floor common area (Bath, storage, hallway)	1,300 sq. ft.
TOTAL 2nd FLOOR AREA	3,444 sq. ft.
TOTAL BUILDING GROSS AREA	9,656 SQ. FT.



2nd Floor Layout
 Scale | 1/4" = 1'-0"

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