

FOR SALE—VACANT LAND & BUILDING

LEHIGH ACRES COMMERCIAL CORNER

SUNMARK REALTY, INC.

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Property Features:

Opportunity: 3.79 acre commercial corner on Lee Blvd. Commercial area serves as the gateway to Lehigh Acres from Fort Myers and I-75. Property has a 1,859 sqft. building that could accommodate a number of uses. Excellent site with zoning that will allow most commercial intensive uses including banks, fast food, convenience stores, ect... Street can be vacated for additional acreage/configuration of property.

Zoning: C2—Commercial intensive use with back of property zoned for community commercial. Allows a broad range of commercial intensive uses.

Future Land Use: Central Urban—Allows most intensive commercial uses.

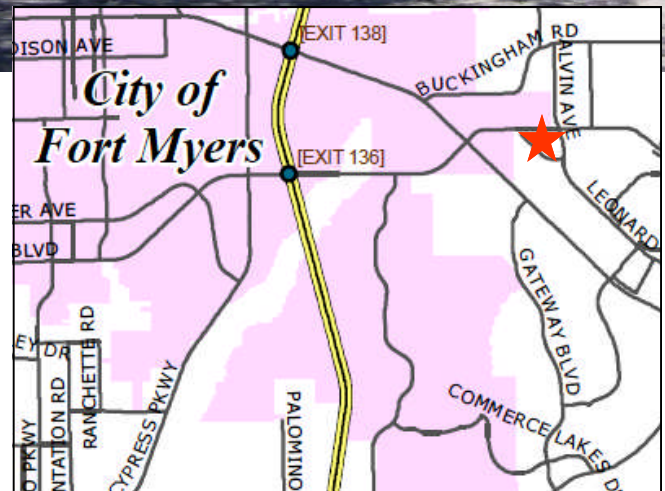
Access: Over 600+ ft of frontage/access on Leonard Blvd with prime frontage on Lee Blvd. Over 32,600 AADT on Lee Blvd. Property less than a mile from the intersection of SR 82 and Lee/Colonial Blvd.

Legal Description: Lehigh Estates Unit 1 BLK 1 PB 15 PG 81 LOTS 1 THRU 4 Parcel ID # 30-44-26-01-00001.0010

Utilities: Central water and sewer in place. Florida Governmental Utility Authority. Base elevation of 20+ ft.

Owner: Jan Beillargeon Rep for FD EST

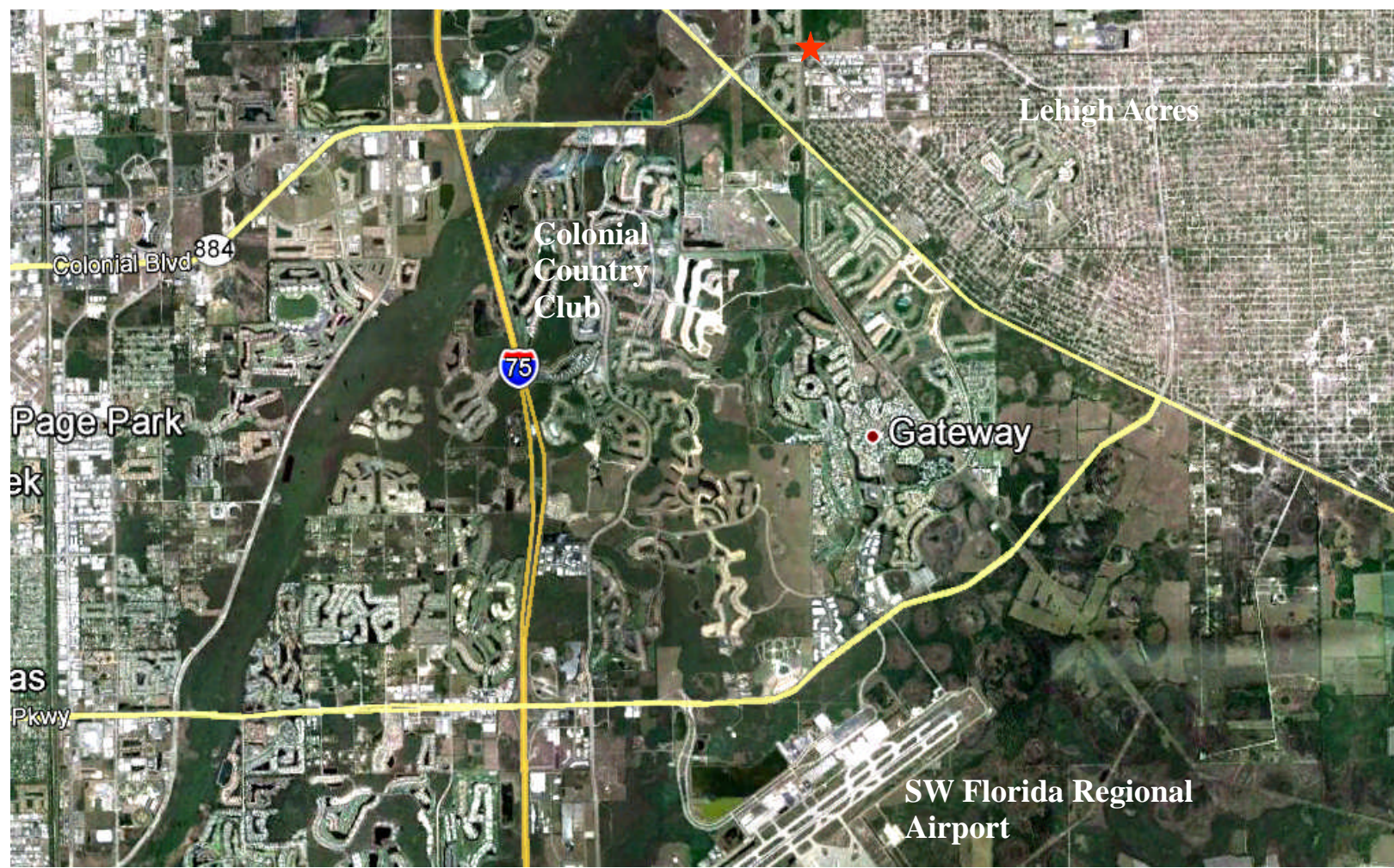
Price: \$1,000,000—Bank approved number lowered from \$1.6 million. Bank will consider financing on this property.



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C-2A commercial district. The purpose and intent of the C-2A district is to recognize and provide for the continuation of most commercial and residential uses as set forth in the C-2 zoning district use regulations but prohibiting the industrial and manufacturing uses permitted by the C-2 district. This district is not available to landowners through normal procedures, but shall be used only by the Board of County Commissioners on its own initiative to achieve the purpose stated in this subsection.



<u>2010 Census</u>	Lehigh Acres	Lee County	Florida
Total population	86,784	618,754	18,801,310
Population, percent change, 2000 to 2010	+159.6%	+40.3%	+17.6%
Population density	937.6/sq mi	788.7/sq mi	350.6/sq mi