

S. MAIN STREET COMMERCIAL

LABELLE, FL



OFFERING MEMORANDUM

OFFERING SUMMARY

Property Address: S. Main Street
Labelle, FL 33935

County: Hendry

Property Type: Vacant Commercial Land

Property Size: 1.29± acres | 56,124± Sq. Ft

Zoning: LB-B-2 Business General

Future Land Use: Commercial

Utilities: Water and Sewer are available to the property

Property ID Number: 2 29 43 01 010 0065-003.0

2022 Tax Information: \$7,091

LIST PRICE

\$674,308 | \$12 PSF

LSI COMPANIES

Land
Solutions

LSI
COMMERCIAL

Development
Solutions

SALES EXECUTIVE



Billy Rollins, CCIM, ALC
Senior Broker



Hunter Ward, CCIM
Sales Associate



OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

Hunter Ward - hward@lsicompanies.com | 239.489.4066

WWW.LSICOMPANIES.COM

PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS

- 1.29± acres of vacant commercial land located in the heart of the Labelle Business district
- Excellent access via Bridge Street and Main Street
- Last vacant lot with dual frontage in the Bridge Street business corridor
- A long list of approved uses in a municipality that is traditionally favorable to small business owners
- Existing driveway cut and apron already in place
- Excellent opportunity to open a new location in an established business district

ALLOWABLE USES



- **Convenience Store with or without pumps**
- **Banks**
- **Liquor Store**
- **Restaurants**
- **Clubs/ Lodes**
- **Office**
- **Pawnshop**
- **Retail**
- **Rental Establishments**
- **Car Wash**
- **Hotels/ Motels**

** Please contact us for a full list of approved uses.*

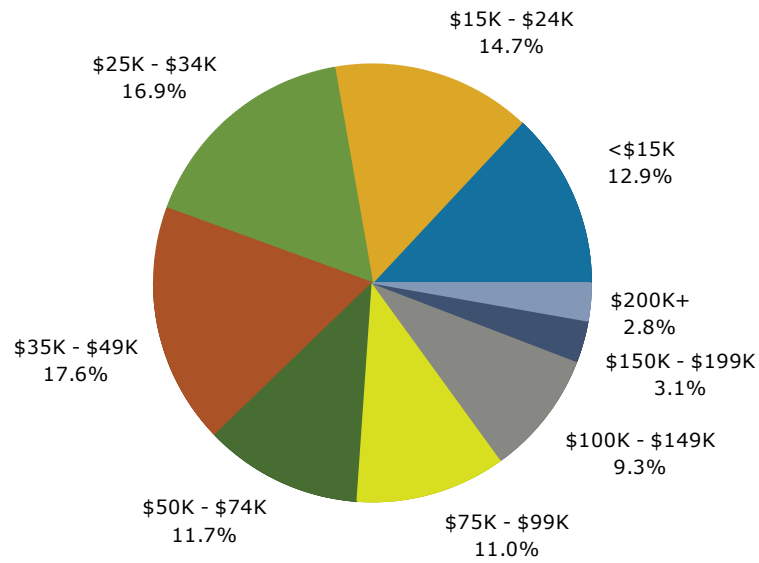
PROPERTY AERIAL



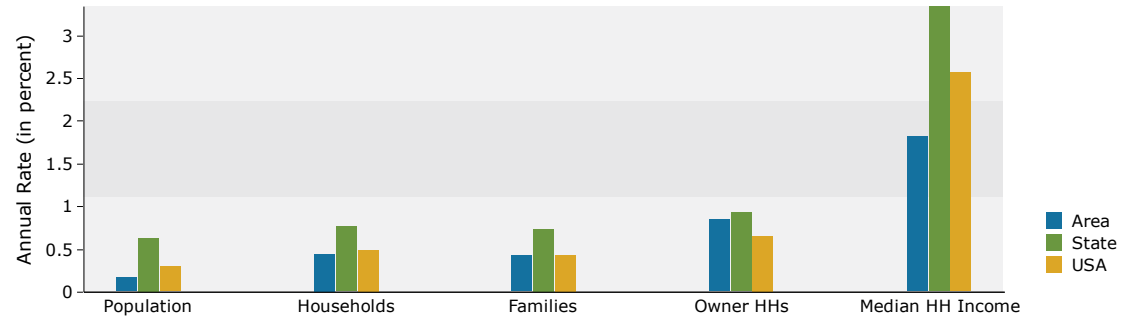
AREA DEMOGRAPHICS

10-MIN RADIUS

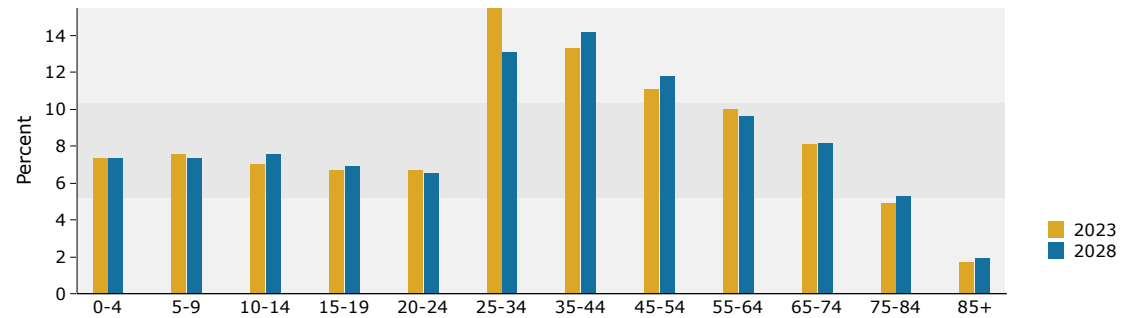
2023 Household Income



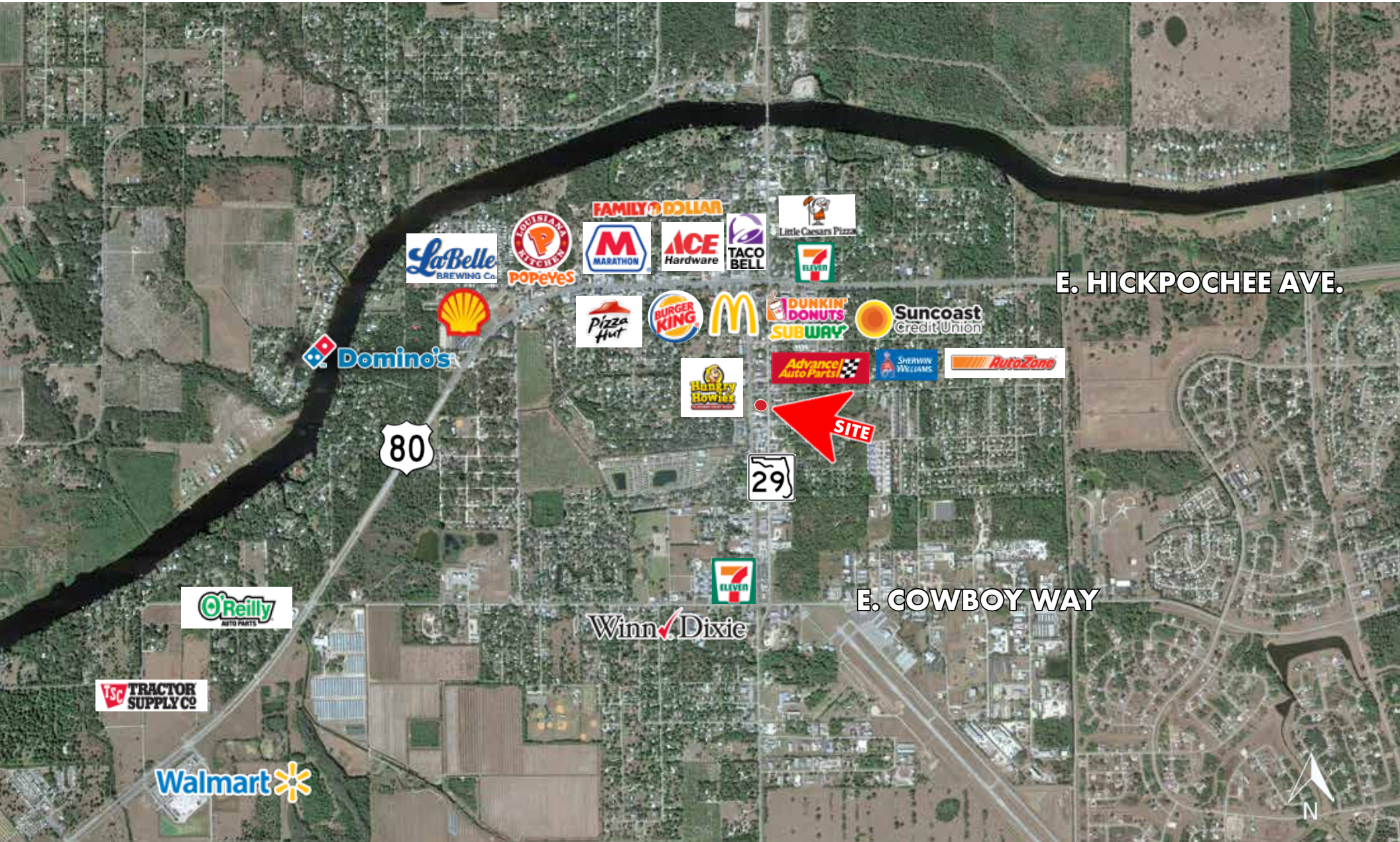
Trends 2023-2028



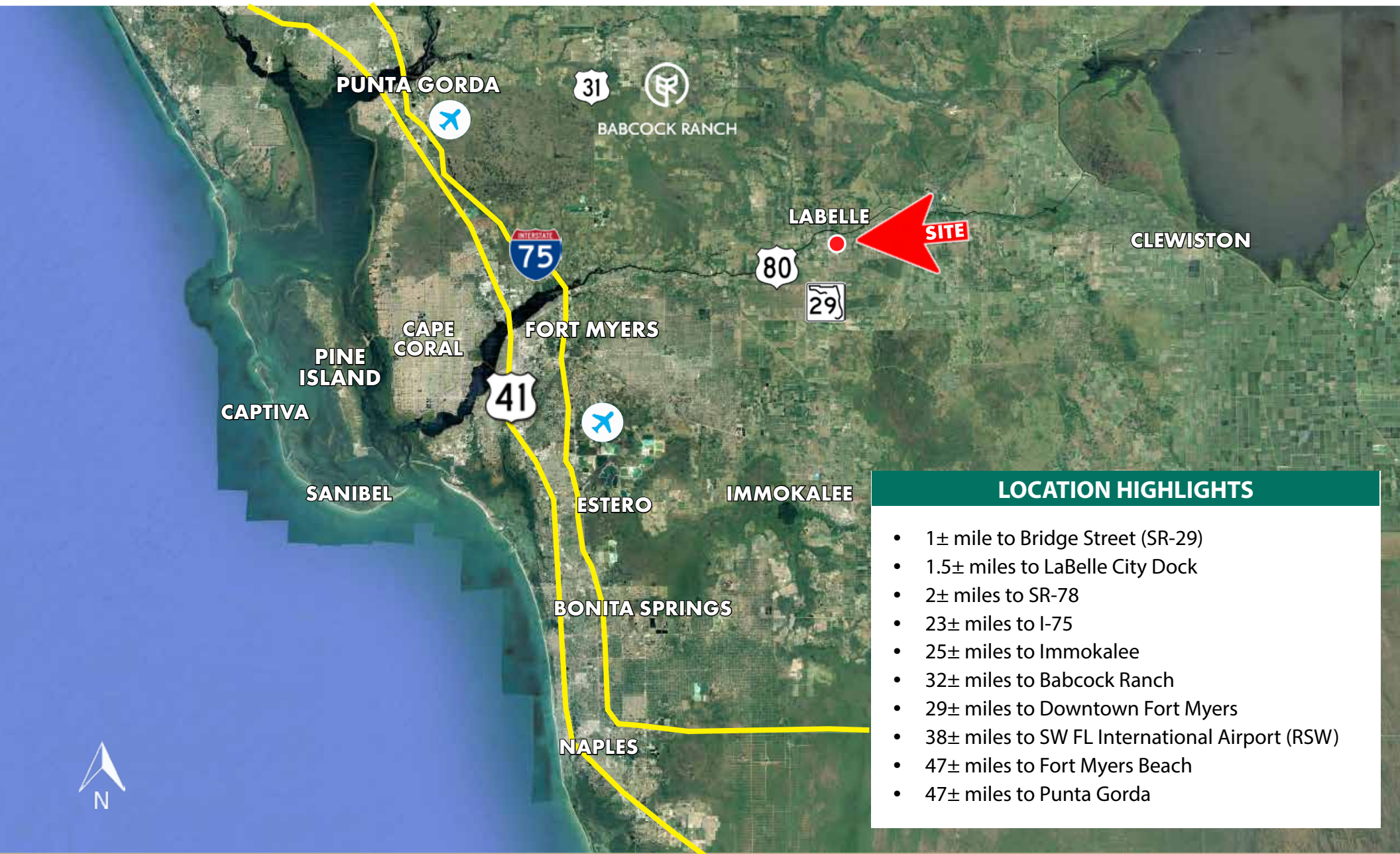
Population by Age



RETAIL MAP



LOCATION MAP



LOCATION HIGHLIGHTS

- 1± mile to Bridge Street (SR-29)
- 1.5± miles to LaBelle City Dock
- 2± miles to SR-78
- 23± miles to I-75
- 25± miles to Immokalee
- 32± miles to Babcock Ranch
- 29± miles to Downtown Fort Myers
- 38± miles to SW FL International Airport (RSW)
- 47± miles to Fort Myers Beach
- 47± miles to Punta Gorda



LSI COMPANIES



LIMITATIONS AND DISCLAIMERS

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