

FOR SALE – Commercial Parcel
LEASE OPPORTUNITY – Build-To-Suit
401/407 Ida Ave. N., Lehigh Acres, FL 33971



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LEASE RATE: Call For Pricing

SALE PRICE: \$2,499,000

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.

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

**SALE PRICE: \$2,499,000
1.56± acres**





Area Businesses
Lehigh Acres, FL 33971



Newly Constructed:	Starbucks	Waffle House
Development Order:	Chipotle Grill Chick-Fil-A	Tommy Express
Under Construction:	Tires Plus Lehigh Acres Lee Tran Park & Ride	

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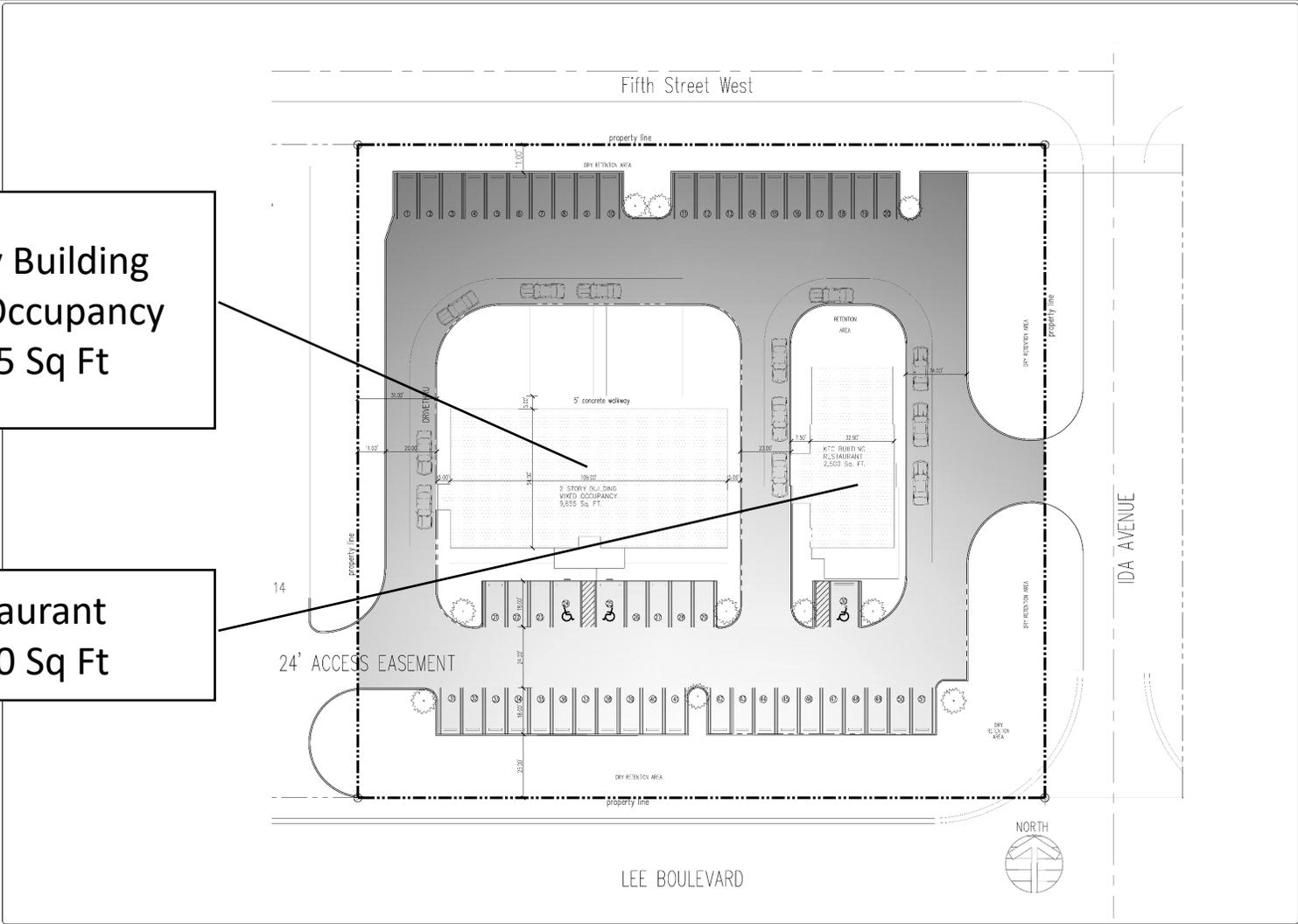
BUILDING ELEVATION



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

**2-Story Building
 Mixed Occupancy
 9,655 Sq Ft**

**Restaurant
 2,500 Sq Ft**



REVISIONS	BY

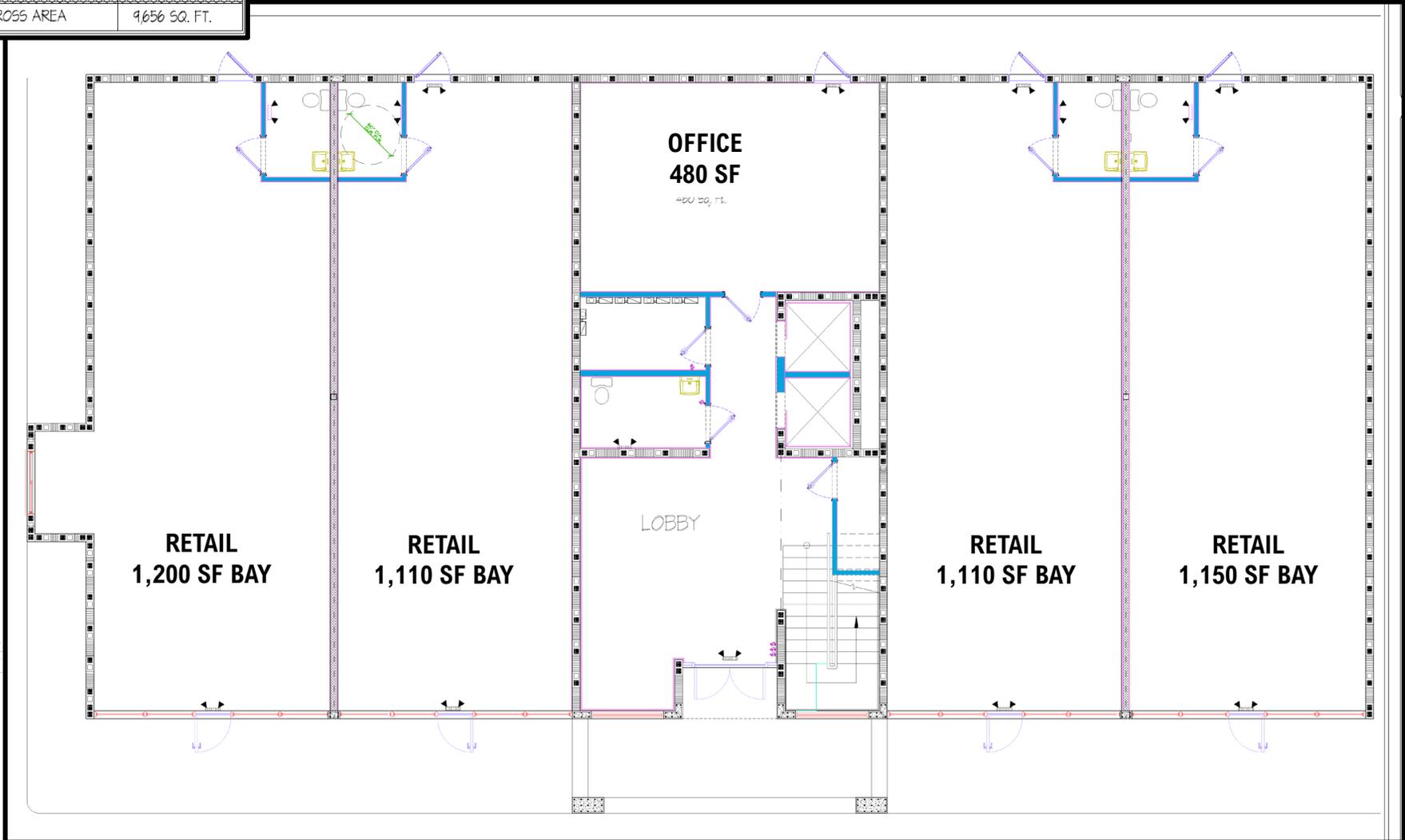
DANIEL F. BRABLEC, ARCHITECT
 3005 LEONIANA BLVD., SUITE 404
 FORT MYERS, FL 33907
 (239) 439-2388 (561) 451-8589 fax
 AR 0072526



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

DATE	6-19-22
SCALE	AS NOTED
DRAWN BY	MM-22
CHECKED BY	
SHEET	1
OF CONS. SHEETS	

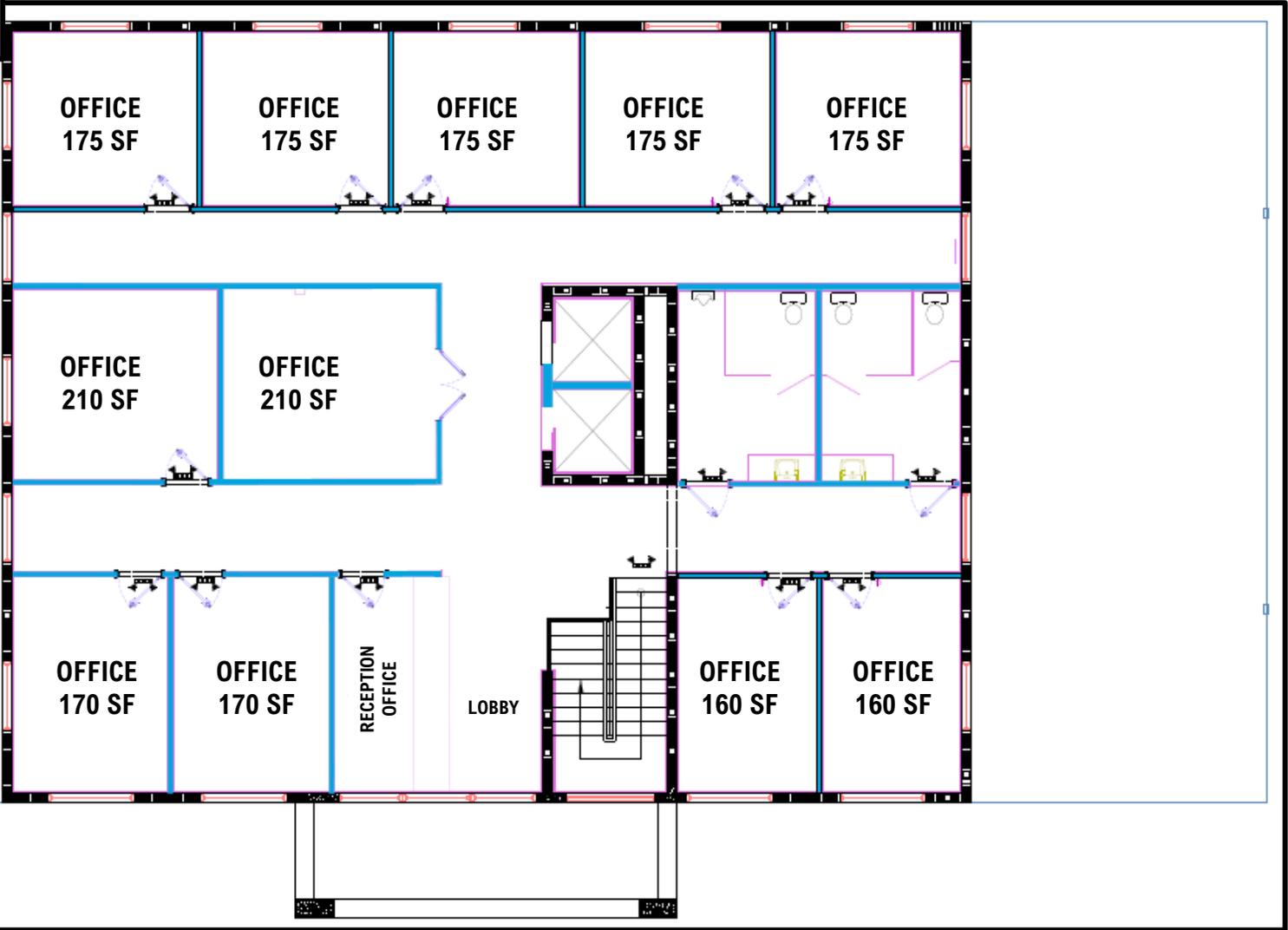
BUILDING AREA BREAKDOWN	
Retail spaces (4 Units)	4,530 sq. ft.
1st Floor business area	480 sq. ft.
1st Floor common area (Lobby, elevator, bath, etc.)	944 sq. ft.
Portico (Entry area)	256 sq. ft.
TOTAL 1st FLOOR AREA	6,212 sq. ft.
2nd Floor Business area	2,144 sq. ft.
2nd Floor common area (Bath, storage, 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"

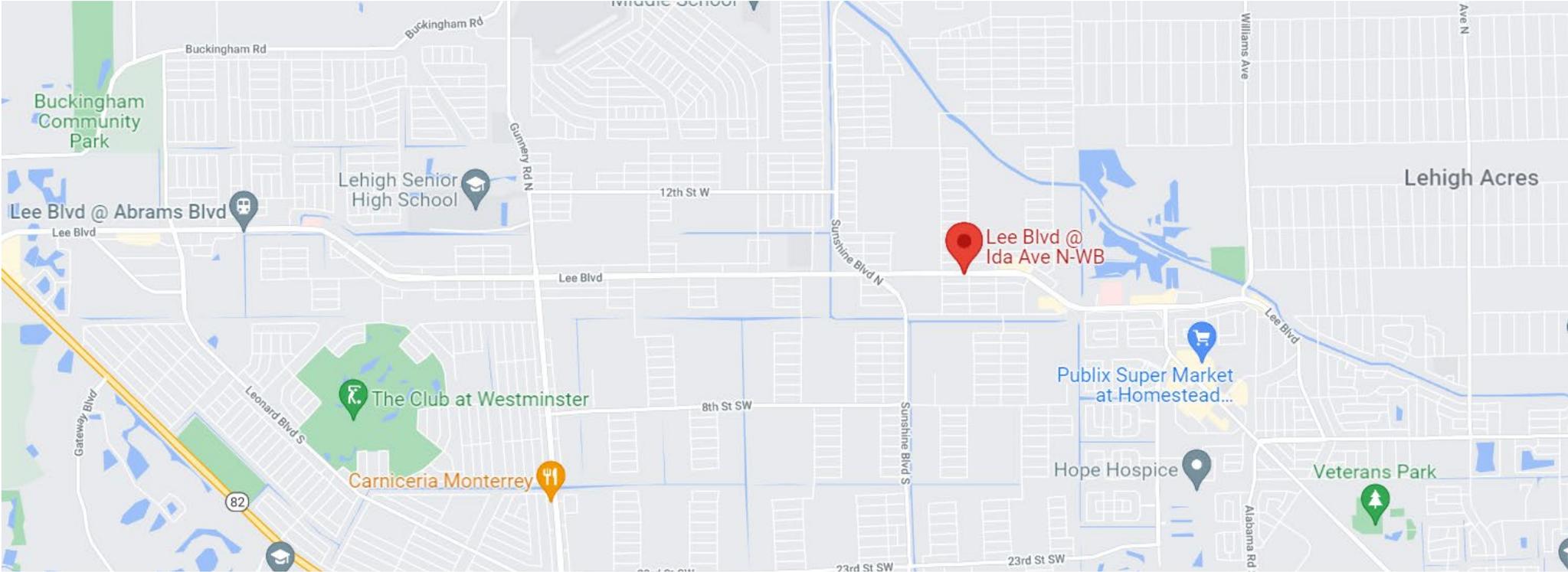
RE/MAX
 COMMERCIAL

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.)	444 sq. ft.
Portico (Entry area)	250 sq. ft.
TOTAL 1st FLOOR AREA	6212 sq. ft.
2nd Floor Business area	2144 sq. ft.
2nd Floor common area (Bath, storage, hallway)	1300 sq. ft.
TOTAL 2nd FLOOR AREA	3444 sq. ft.
TOTAL BUILDING GROSS AREA	9656 SQ. FT.



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

**401/407 Ida Ave. N.
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