



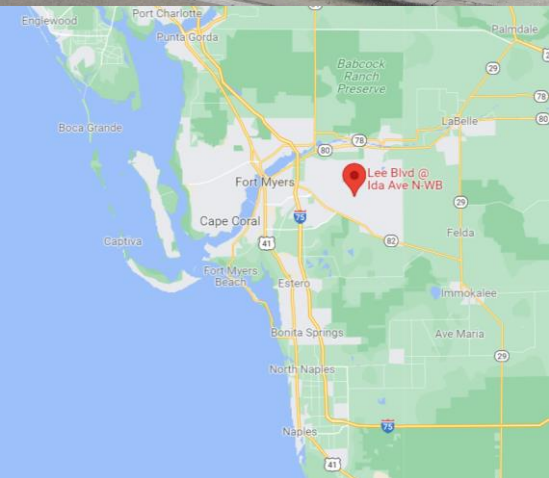
FOR SALE – COMMERCIAL CORNER 401/407 Ida Ave. N., Lehigh Acres, FL 33971

SALE PRICE: \$2,499,000

Size: 1.56± acres with prime frontage - 275 feet on Lee Blvd. and 250 feet on Ida Ave. N.

Zoning: C-2 (Zoning offers a wide variety of uses including commercial, professional, retail and specialty uses)

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



Property Description:

- ❖ 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)
- ❖ Commercial property is in short supply, making this a great opportunity to secure your foothold in this fast growing and heavily populated community.



Michael J. Frye, CCIM|CEO
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12-11-2024



DEMOGRAPHICS (2023)

Lee Blvd & Ida Ave N., Lehigh Acres, FL

	2 Miles	5 Miles	10 Miles
Total Population	21263	94,008	194,427
Median Age	38.1	37.4	41.2
Total Households	7,230	31,576	70,324
AADT	52,000 (Lee Blvd)		



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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