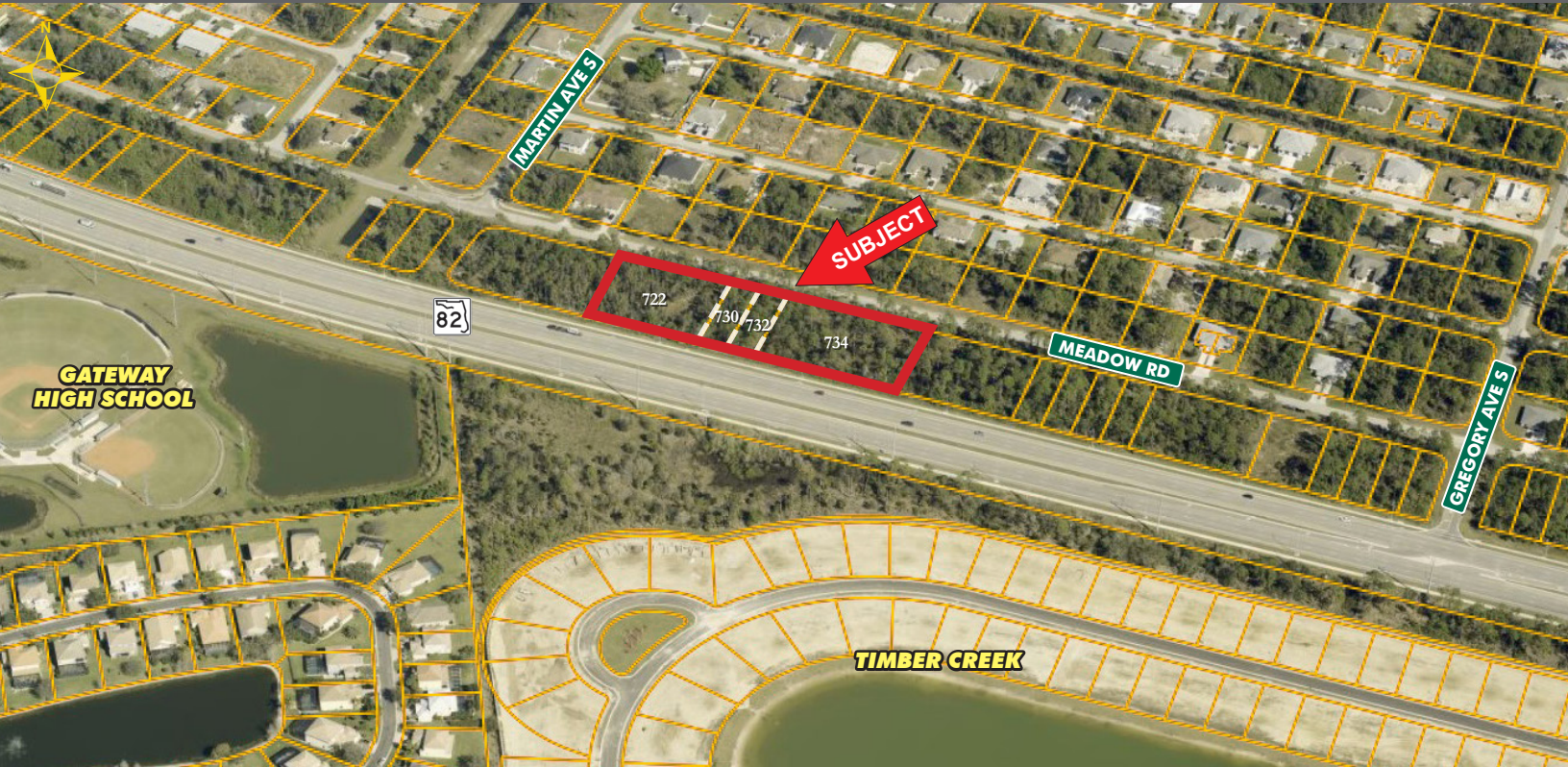


2.21± ACRE COMMERCIAL SITE IN WEST LEHIGH OPPORTUNITY ZONE



FOR SALE

722-734 MEADOW ROAD, LEHIGH ACRES, FL 33973



PRICE:	\$1,450,000 @ \$15.06 PSF or \$656,200/Acre
SIZE:	2.21± Acres (96,250± SF) – 550'± Road Frontage x 175'±
LOCATION:	Located on Meadow Road with visibility from State Road 82, 1.4± miles west of Daniels Parkway, across from Gateway High School
ZONING:	C-2 – Commercial (Lee County) Click here for zoning info
F.L.U.:	Central Urban (Lee County)
FLOOD ZONE:	X Click here for description
RE TAXES:	\$3,746.62 (2025)
PARCEL ID:	722 Meadow Road: 05-45-26-04-00024.0060 730 Meadow Road: 05-45-26-04-00024.0100 732 Meadow Road: 05-45-26-04-00024.0110 734 Meadow Road: 05-45-26-04-00024.0120

This 2.21± acre C-2 zoned property comprises 11 lots across 4 parcels, offering prime development potential. Boasting 550'± of frontage on both State Road 82 and Meadow Road, this site is strategically positioned in a high-traffic area surrounded by growing residential communities. Located within a Lee County Opportunity Zone, this property presents significant tax incentive benefits for investors. Its proximity to Southwest Florida International Airport and I-75—just a 15-minute drive—ensures seamless regional and statewide accessibility. State Road 82 is a heavily traveled east-west thoroughfare, linking Fort Myers, Lehigh Acres, and Immokalee. State Road 82's traffic volume provides access to key residential, commercial, and recreational hubs, enhancing connectivity to Florida's broader market.

CONTACT
FRED KERMANI, CCIM, AIA
Partner
239.659.4960
Fred.Kermani@CREConsultants.com
CREConsultants.com/FredKermani

12140 Carissa Commerce Ct, Suite 102
Fort Myers, FL 33966
1100 Fifth Ave. S, Suite 404
Naples, FL 34102

The information contained herein was obtained from sources believed reliable. CRE Consultants makes no guarantees, warranties or representations as to the completeness or accuracy thereof, and is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

12/03/25

2.21± ACRE COMMERCIAL SITE IN WEST LEHIGH OPPORTUNITY ZONE

FOR SALE

722-734 MEADOW ROAD, LEHIGH ACRES, FL 33973



CRE

CONSULTANTS

Commercial Real Estate Consultants, LLC

CRECONSULTANTS.COM



HIGHLIGHTS

- Lee County Opportunity Zone, offering tax incentives for investors
- 550'± frontage on State Road 82 and Meadow Road, with excellent visibility
- High-traffic east-west corridor, connecting key residential and commercial areas
- C-2 zoning, ideal for a variety of commercial uses
- Surrounded by growing residential communities, increasing demand

CONTACT

FRED KERMANI, CCIM, AIA
Partner
239.659.4960
Fred.Kermani@CREConsultants.com
CREConsultants.com/FredKermani

2025 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	11,678	55,769	1
EST. HOUSEHOLDS	3,942	20,439	28,753
EST. MEDIAN HOUSEHOLD INCOME	\$98,650	\$81,808	\$84,448
TRAFFIC COUNTS (2024)	1,200 AADT (Meadow Road) 36,500 AADT (State Road 82)		

The information contained herein was obtained from sources believed reliable. CRE Consultants makes no guarantees, warranties or representations as to the completeness or accuracy thereof, and is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

12/03/25