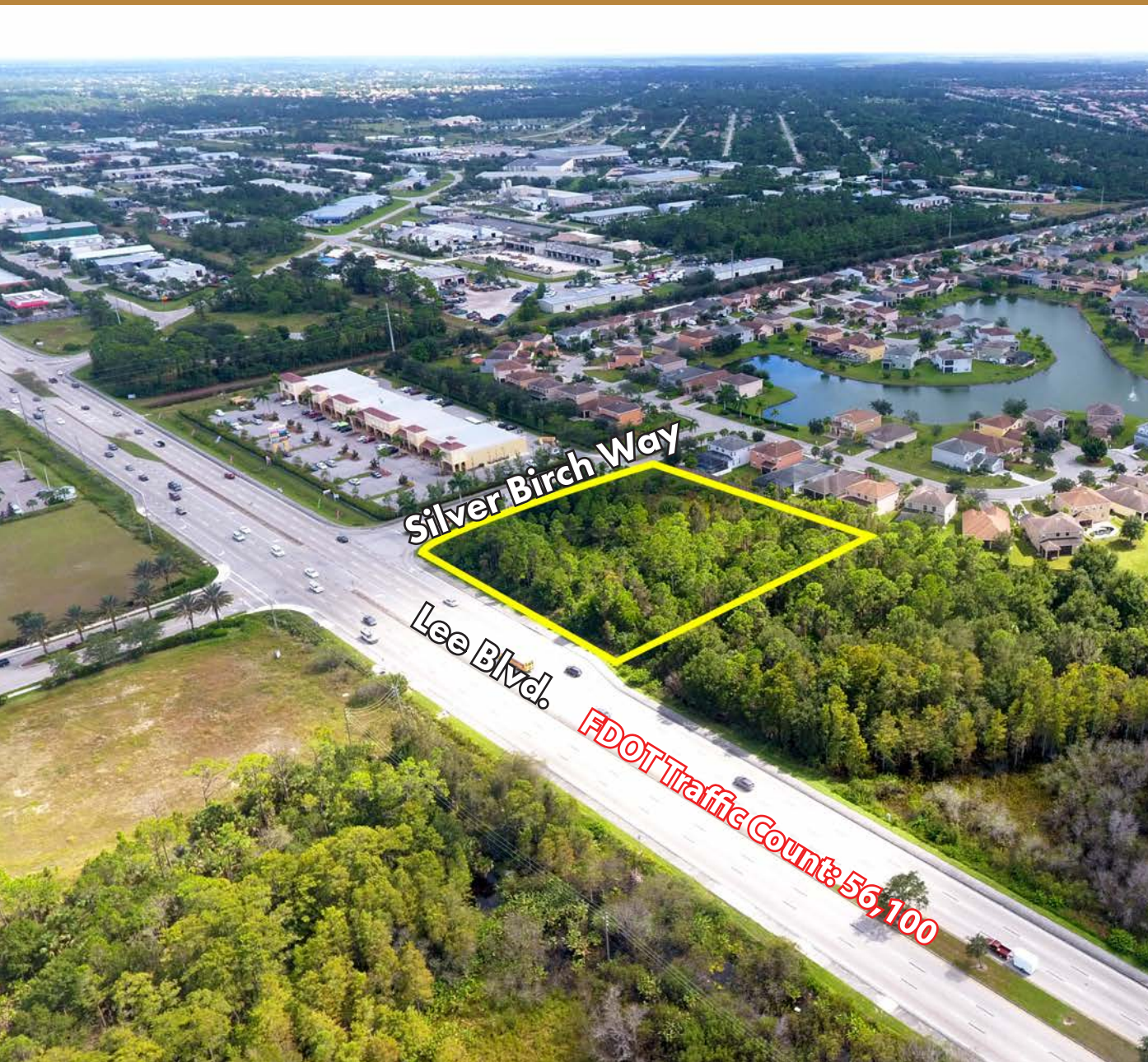


LEE BLVD. SHERWOOD

LEHIGH ACRES, FL



LEE BLVD. SHERWOOD



Silver Birch Way

Lee Blvd.

FDOT Traffic Count: 56,100

OFFERING SUMMARY

Address: 5725 Lee Blvd.
Lehigh Acres, FL 33971

Size: 2.06± Acres

Zoning: Sherwood PUD /
General Commercial

Utilities: Water, sewer, electric, phone

Permits: Active SWFWMD
Environmental Resource
Permit

Parcel ID: 25-44-25-P3-0020B.0000

2018 Taxes: \$6,651.08 (March)

Price: \$1,211,404 | \$13.50 PSF
*Property includes \$74,610.34
in Road Impact Fee Credits*

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.

PLEASE DIRECT ALL OFFERS TO:

Doug Meschko - dmeschko@landsolutions.net

SITE AERIAL

PROPERTY HIGHLIGHTS

- Unique opportunity to purchase a commercial outparcel fronting the primary arterial road of Lehigh Acres
- Zoning allows for a wide range of commercial uses
- Exceptional traffic counts averaging over 56,000 vehicles per day.
- Well-positioned with commuter traffic through the Fort Myers city limits
- Surrounded by two fully built-out residential planned developments
- Within 1,000 feet of a Publix-anchored shopping center



RETAIL MAP



82


CVS
pharmacy

Publix.
IL Primo
PIZZA & WINGS  
7-ELEVEN. **Mobil**
 **CHASE**



 **Suncoast**
Credit Union

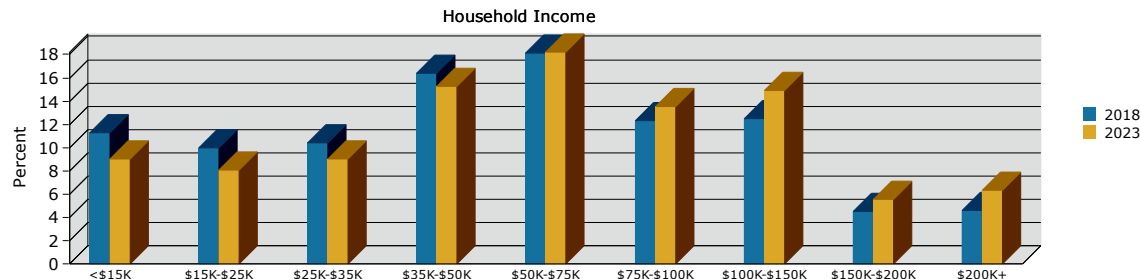
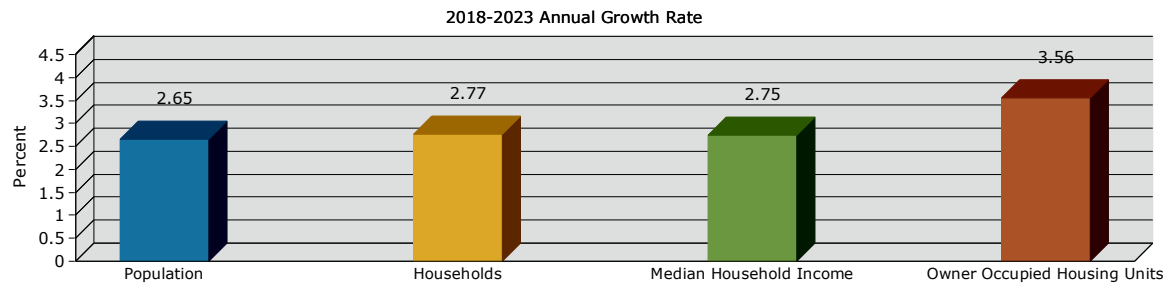
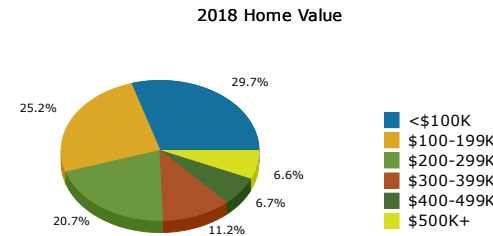
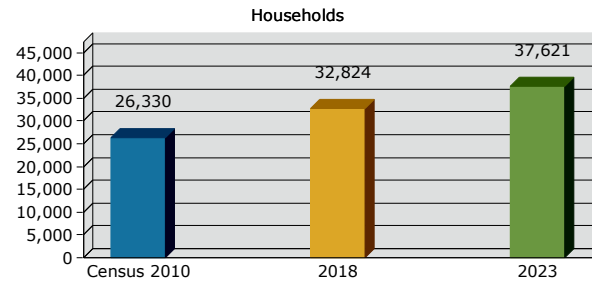
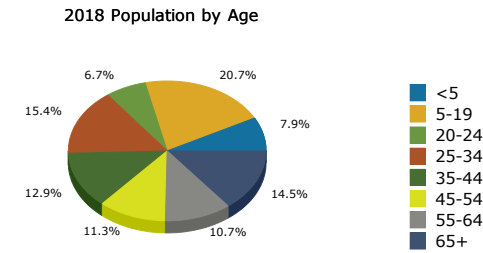
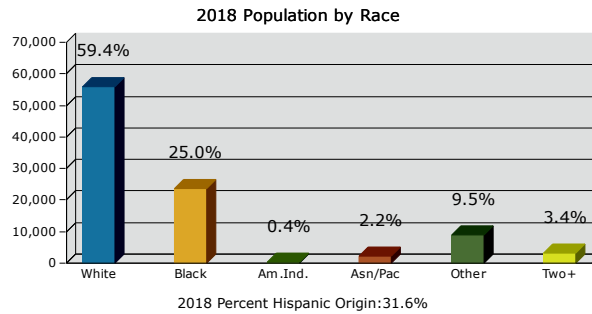
Lee Blvd.

Advance Auto Parts  **Friend's Pizza**
Havanth Bakery & Cafe
Caribbean Delights Deli
El Gran Taco Loko

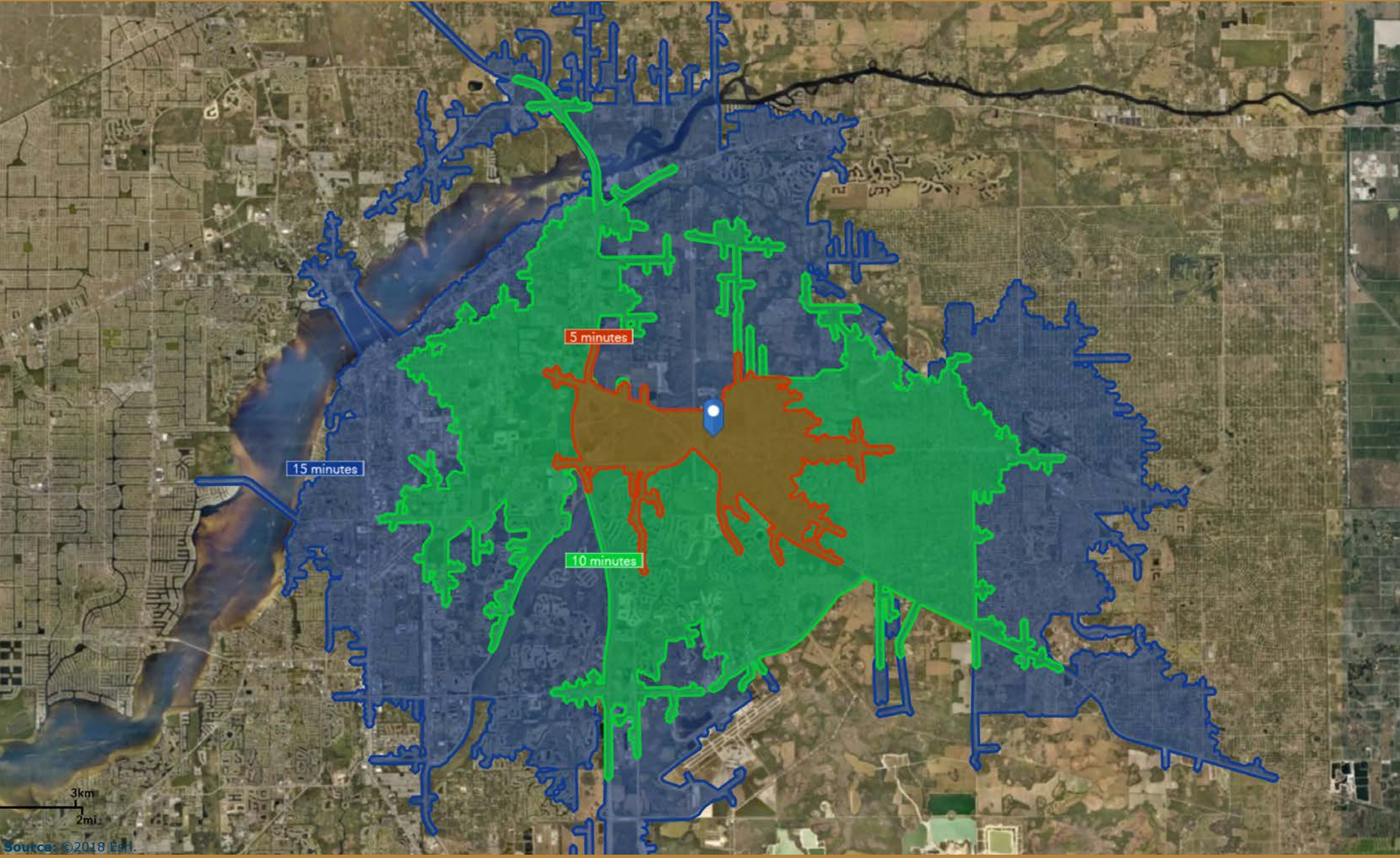


 **DOLLAR TREE**

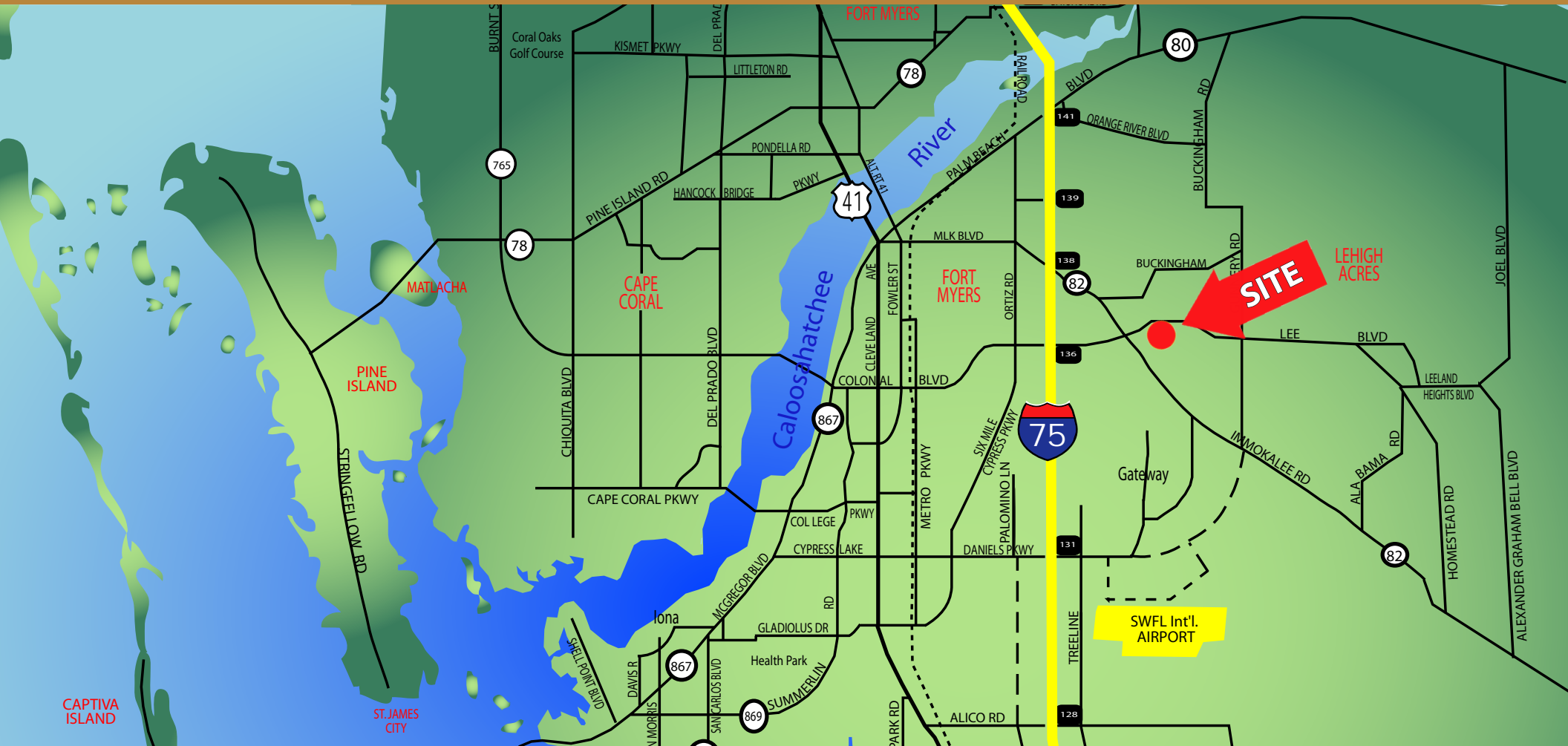
GRAPHIC PROFILE – 10 MIN. RADIUS



DRIVE TIME MAP



LEE BLVD. SHERWOOD



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