

# INVESTMENT OPPORTUNITY

## FOUR TENANT RETAIL PROPERTY - 100% OCCUPIED

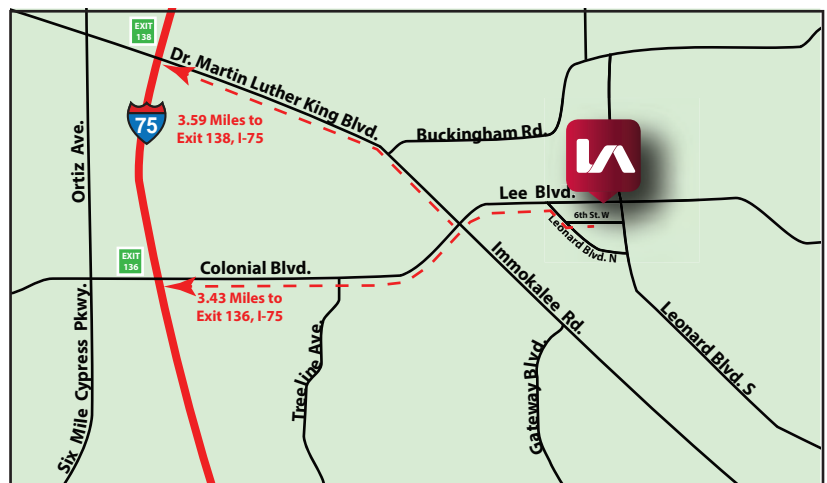
5580 8TH STREET W, LEHIGH ACRES, FL 33971



- **SIZE:** 13,588 SF
- **PRICE:** \$2,268,533
- **CAP RATE:** 6.75%
- **NOI:** \$153,126\*

### PROPERTY FEATURES

- Four Tenant Property
- Long Term Historical Occupancy
- Well Positioned with Lee Road Exposure with 250' of Frontage
- Ample Parking for Customers and Entrances Off the Main Road Make the Site Easily Accessible
- Traffic Count: 40,000 AADT (Lee Blvd. FDOT 2020)



\* Landlord absorbed \$16,814.84 of OPEX to keep goodwill with tenants during the pandemic.

**Jerry Messonnier, SIOR**  
Principal  
239.210.7610  
jmessonier@lee-associates.com

**Bob Johnston, SIOR**  
Principal  
239.210.7601  
bjohnston@lee-associates.com

For more information please contact:  
**Derek Bornhorst, SIOR, CCIM**  
Principal  
239.210.7607  
dbornhorst@lee-associates.com

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