

# COMMERCIAL LOT

1 ± ACRE

## FOR SALE

JOEL BOULEVARD, LOT 1A, LEHIGH ACRES, FL 33972



- PRICE:** \$190,000 at \$4.36 PSF
- SIZE:** 1 ± Acre  
190' (Joel Boulevard) x 250' (Greenbriar Boulevard) x 190' (Olsen Lane)
- LOCATION:** 2± miles south of Palm Beach Boulevard (State Road 80), adjacent to new Family Dollar store
- ZONING:** C1A - Commercial (Lee County), suitable for retail & office uses or up to 6 Units/Acre Residential
- LAND USE:** Urban Community
- RE TAXES:** \$1,121.88 (2020)
- PARCEL ID:** 03-44-27-03-00000.001A

### 1 ± ACRE COMMERCIAL CORNER

Three road frontages allow easy access and great exposure. Situated on the south side of the newly built Family Dollar at 2005 Joel Boulevard, who paid \$4.18 PSF for the land on 8/2/2016. Great location at the gateway to the Greenbriar residential community and its supporting rooftops. The 625± acre Harmony Estates MPD, which allows 1,750 dwelling units, 280,000 SF of retail and 80,000 SF of office, sits just ½ mile south of this parcel.

### CONTACT

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### HIGHLIGHTS

- 3 road frontages
- 190' frontage on Joel Blvd
- 250' frontage on Greenbriar Blvd
- 2+ miles south of Palm Beach Boulevard
- Zoned C-1A, suitable for retail and other commercial uses or up to 6 Units/Acre Residential
- Adjacent to the south of the newly built Family Dollar store



### 2005 JOEL BLVD

2021 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	920	7,878	24,748
EST. HOUSEHOLDS	299	2,718	8,756
EST. MEDIAN HOUSEHOLD INCOME	\$61,311	\$63,468	\$61,624
TRAFFIC COUNTS (2020)	16,000 AADT		

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