

# COMMERCIAL LOT

3.04± ACRES

## FOR SALE

JOEL BOULEVARD, LOT 1, LEHIGH ACRES, FL 33972



**PRICE:** \$325,000 at \$2.45 PSF

**SIZE:** 3.04± Acres  
500' (Joel Boulevard) x 250' (Ridgemont Drive) x 550' (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:** \$1,764.48 (2020)

**PARCEL ID:** 03-44-27-03-00000.0010

### 3.04± ACRE COMMERCIAL CORNER

Three road frontages allow easy access and great exposure. Situated to the north 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 to support the roof tops along the Greenbriar Boulevard corridor. 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

**FRED KERMANI, CCIM, AIA**  
Partner

239.659.4960

[fred.kermani@creconsultants.com](mailto:fred.kermani@creconsultants.com)

[www.creconsultants.com/FredKermani](http://www.creconsultants.com/FredKermani)

12140 Carissa Commerce Ct, Suite 102  
Fort Myers, FL 33966

1100 Fifth Ave. S, Suite 100  
Naples, FL 34102

# COMMERCIAL LOT

3.04 ± ACRES

## FOR SALE

JOEL BOULEVARD, LOT 1, LEHIGH ACRES, FL 33972



### HIGHLIGHTS

- 3 road frontages
- 500' frontage on Joel 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 north of the newly built Family Dollar store



**2005 JOEL BLVD**

**CONTACT**  
**FRED KERMANI, CCIM, AIA**  
Partner  
239.659.4960  
[fred.kermani@creconsultants.com](mailto:fred.kermani@creconsultants.com)  
[www.creconsultants.com/FredKermani](http://www.creconsultants.com/FredKermani)

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		

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.