

# SR 82 COMMERCIAL LOTS

2.8± MILES OF LINEAR FRONTAGE ON SR 82 – LEHIGH ACRES, FL



## OFFERING SUMMARY

---

Property Address: 1332 Meadow Road  
Lehigh Acres, FL

County: Lee

Property Type: Commercial

Property Size: (Acres): 80.75± Acres (176 Commercial Lots)

Zoning: C-2 (commercial)

Future Land Use: Urban Community

Utilities Available: In close Proximity

STRAP Number(s) Contact for full list

List Price \$10,301,940.00 | \$2.93 PSF

MARKETED AND EXCLUSIVELY LISTED BY:

**LSI**  
**COMPANIES**  
WWW.LSICOMPANIES.COM

# SR 82 COMMERCIAL

---

## EXECUTIVE TEAM



**Justin Thibaut, CCIM**  
President & CEO



**Hunter Ward, CCIM**  
Sales Associate

## DIRECT ALL OFFERS TO:

**HUNTER WARD**

[hward@lsicompanies.com](mailto:hward@lsicompanies.com)

239.489.4066

## 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.

## APPROVED USES

### Residential Uses

- Twin Villas
- Town Homes
- Single-Family
- Multifamily
- Model Homes

### Commercial Uses

- Auto Parts Store
- Mechanic/ Service Shop
- Banks
- Boat Sales/ Mechanic
- Car Wash
- Retail
- Drive Through Facility
- Pharmacy
- Food Stores
- Hardware Store
- Hotel/Motel
- Laundromat
- Manufacturing
- Medical Office
- Nonstore retailers
- Plant Nursery
- Restaurant,
- Fast Food Restaurant
- Indoor Storage
- Open Storage
- Mini-Warehouse/ Self Storage
- Gas Station/ Self Service Pumps (must apply for a Special Exception Permit)

\*A full list of approved uses available upon request



## PROPERTY HIGHLIGHTS

- The property is comprised of 176 commercial lots accounting for 80.75± acres of commercially zoned land located along SR 82
- This property offers substantial control of the SR 82 commercial corridor and provides the buyer with years of future commercial inventory for development or resale
- Impressive 2.8± miles of linear frontage along, newly six lane, SR 82
- Offering includes two existing hard corners via the 40th Street access cut
- Potential to add 8 additional hard corners via 4 new proposed access roads (currently seeking Municipal approval)
- Flexible C-2 zoning allows for a wide variety of commercial and residential uses
- Water and sewer are located at the intersection of Gunnery Road and SR 82
- Excellent visibility along highly traveled SR 82, one of the largest thoroughfares in SWFL
- Strong traffic counts of 28,500 vehicles per day

# FUTURE POTENTIAL ACCESS ROADS



**SR 82 AADT 25,500**

EXISTING  
ACCESS ROAD  
ON 40TH ST. SW.

The State Road 82 (SR 82) commercial parcels currently have one existing access road providing for direct access on SR 82. This access road is known as 40th St. SW. The road creates 2 commercial hard corners ripe for future development due to visibility and ease of access.

# FUTURE POTENTIAL ACCESS ROADS



The Seller is currently seeking approval to construct 4 additional access roads which will provide the commercial parcels with direct access to State Road 82. The proposal is currently under review with local and state municipalities and is expected to be approved within 90 days. The potential new access roads will be as follows:

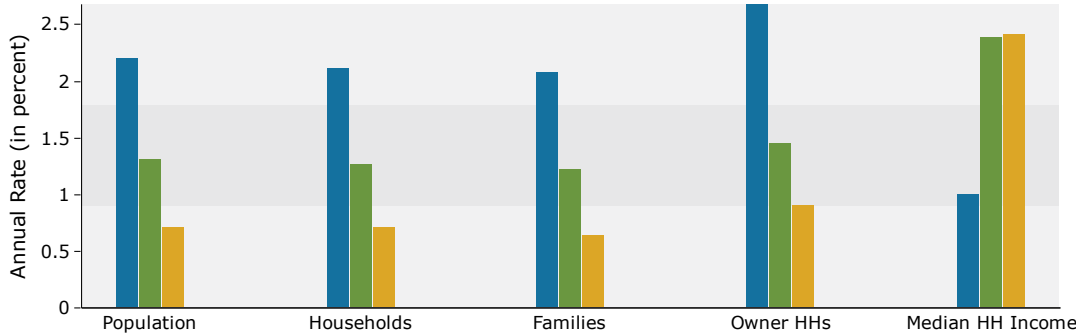
- Eddie Ave. SW.
- Colin Ave. SW.
- 42nd St. SW.
- Gene Ave. S.

Once approved and constructed, the new roads will create 8 new additional hard corners all of which will be well suited for commercial development.

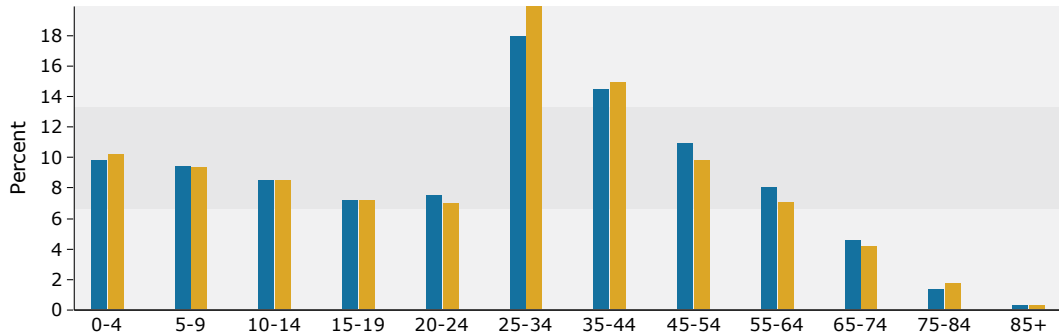
# DEMOGRAPHIC AND INCOME PROFILE – 5 MINUTE RADIUS



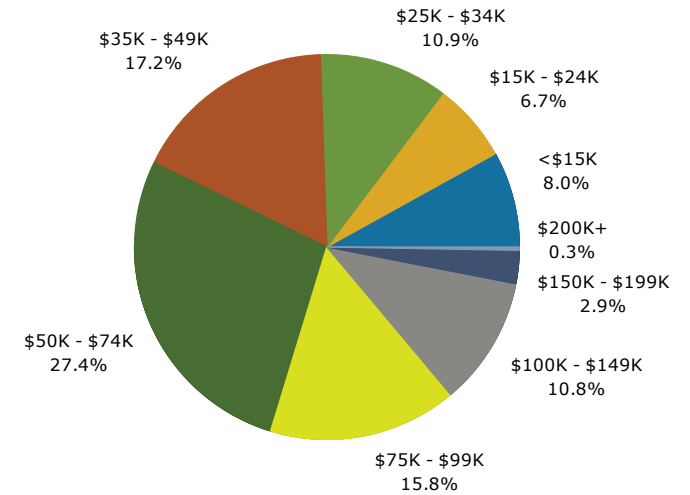
Trends 2021-2026



Population by Age



2021 Household Income



# GAP ANALYSIS

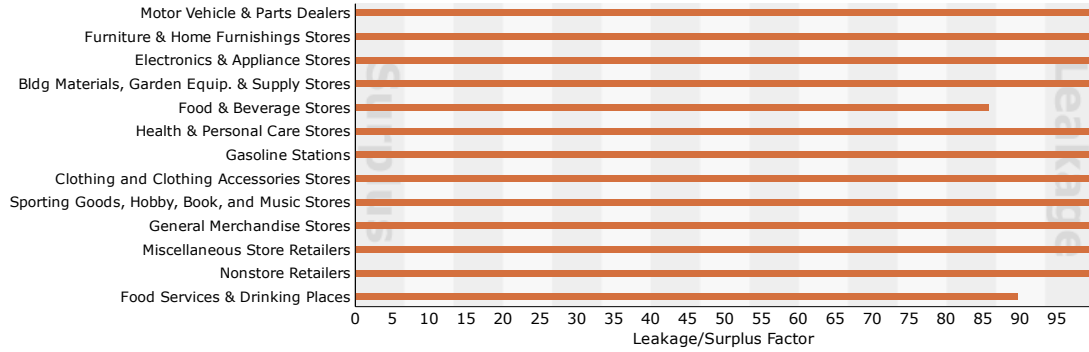


The Gap analysis suggests there is a large demand for commercial services in this area across all sectors of the commercial retail market.

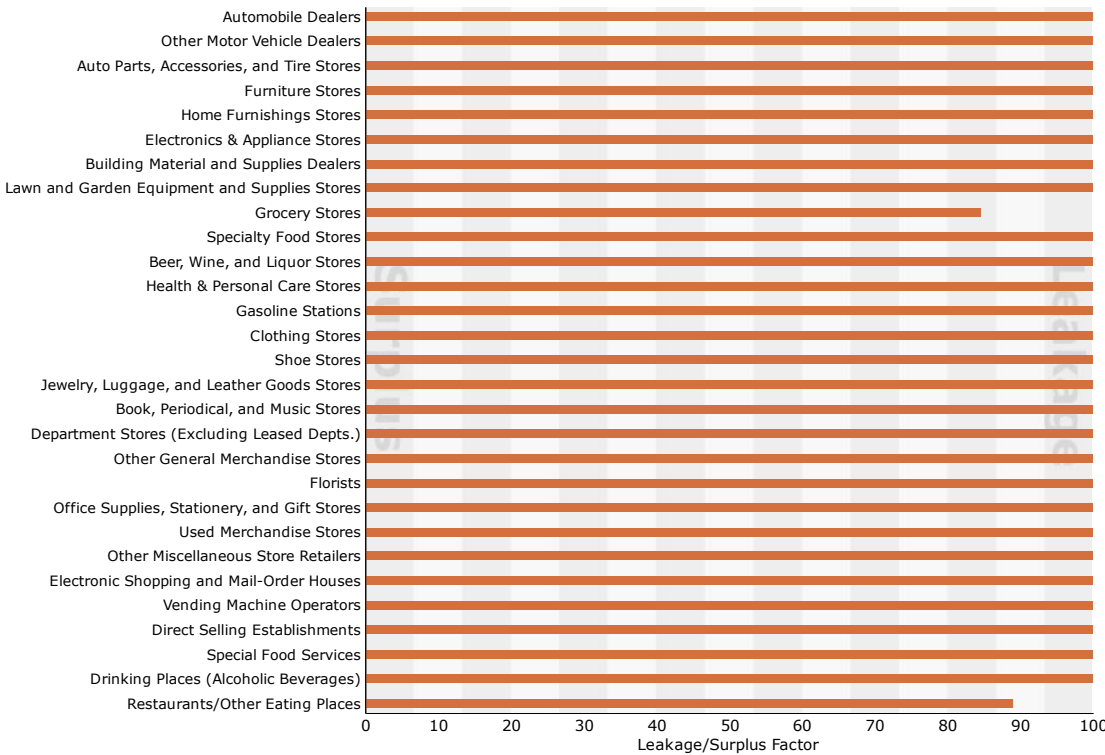
The analysis also suggest that there is almost no supply to meet this demand in the surrounding area.

Summary Demographics						
2021 Population						10,149
2021 Households						3,006
2021 Median Disposable Income						\$45,508
2021 Per Capita Income						\$18,397
<b>NOTE: This database is in mature status. While the data are presented in current year geography, all supply- and demand-related estimates remain vintage 2017.</b>						
2017 Industry Summary						
	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$83,791,696	\$2,328,015	\$81,463,681	94.6	6
Total Retail Trade	44-45	\$75,482,827	\$1,883,879	\$73,598,948	95.1	3
Total Food & Drink	722	\$8,308,869	\$444,136	\$7,864,733	89.9	3
2017 Industry Group						
	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$16,245,844	\$0	\$16,245,844	100.0	0
Automobile Dealers	4411	\$12,962,770	\$0	\$12,962,770	100.0	0
Other Motor Vehicle Dealers	4412	\$1,888,865	\$0	\$1,888,865	100.0	0
Auto Parts, Accessories & Tire Stores	4413	\$1,394,209	\$0	\$1,394,209	100.0	0
Furniture & Home Furnishings Stores	442	\$2,771,746	\$0	\$2,771,746	100.0	0
Furniture Stores	4421	\$1,563,994	\$0	\$1,563,994	100.0	0
Home Furnishings Stores	4422	\$1,207,752	\$0	\$1,207,752	100.0	0
Electronics & Appliance Stores	443	\$2,216,049	\$0	\$2,216,049	100.0	0
Bldg Materials, Garden Equip. & Supply Stores	444	\$4,903,215	\$0	\$4,903,215	100.0	0
Bldg Material & Supplies Dealers	4441	\$4,593,250	\$0	\$4,593,250	100.0	0
Lawn & Garden Equip & Supply Stores	4442	\$309,966	\$0	\$309,966	100.0	0
Food & Beverage Stores	445	\$13,353,391	\$1,011,136	\$12,342,255	85.9	2
Grocery Stores	4451	\$12,157,329	\$1,011,136	\$11,146,193	84.6	2
Specialty Food Stores	4452	\$565,285	\$0	\$565,285	100.0	0
Beer, Wine & Liquor Stores	4453	\$630,777	\$0	\$630,777	100.0	0
Health & Personal Care Stores	446,4461	\$4,698,606	\$0	\$4,698,606	100.0	0
Gasoline Stations	447,4471	\$8,070,795	\$0	\$8,070,795	100.0	0
Clothing & Clothing Accessories Stores	448	\$3,899,702	\$0	\$3,899,702	100.0	0
Clothing Stores	4481	\$2,630,253	\$0	\$2,630,253	100.0	0
Shoe Stores	4482	\$626,538	\$0	\$626,538	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$642,911	\$0	\$642,911	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	\$1,891,132	\$0	\$1,891,132	100.0	0
Sporting Goods/Hobby/Musical Instr Stores	4511	\$1,559,572	\$0	\$1,559,572	100.0	0
Book, Periodical & Music Stores	4512	\$331,560	\$0	\$331,560	100.0	0
General Merchandise Stores	452	\$12,641,295	\$0	\$12,641,295	100.0	0
Department Stores Excluding Leased Depts.	4521	\$8,910,517	\$0	\$8,910,517	100.0	0
Other General Merchandise Stores	4529	\$3,730,778	\$0	\$3,730,778	100.0	0
Miscellaneous Store Retailers	453	\$2,979,203	\$0	\$2,979,203	100.0	0
Florists	4531	\$106,186	\$0	\$106,186	100.0	0
Office Supplies, Stationery & Gift Stores	4532	\$671,863	\$0	\$671,863	100.0	0
Used Merchandise Stores	4533	\$689,122	\$0	\$689,122	100.0	0
Other Miscellaneous Store Retailers	4539	\$1,512,033	\$0	\$1,512,033	100.0	0
Nonstore Retailers	454	\$1,811,849	\$0	\$1,811,849	100.0	0
Electronic Shopping & Mail-Order Houses	4541	\$1,608,850	\$0	\$1,608,850	100.0	0
Vending Machine Operators	4542	\$33,119	\$0	\$33,119	100.0	0
Direct Selling Establishments	4543	\$169,880	\$0	\$169,880	100.0	0
Food Services & Drinking Places	722	\$8,308,869	\$444,136	\$7,864,733	89.9	3
Special Food Services	7223	\$138,172	\$0	\$138,172	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$620,107	\$0	\$620,107	100.0	0
Restaurants/Other Eating Places	7225	\$7,550,589	\$444,136	\$7,106,453	88.9	3
<b>Data Note:</b> Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.						

## 2017 Leakage/Surplus Factor by Industry Subsector

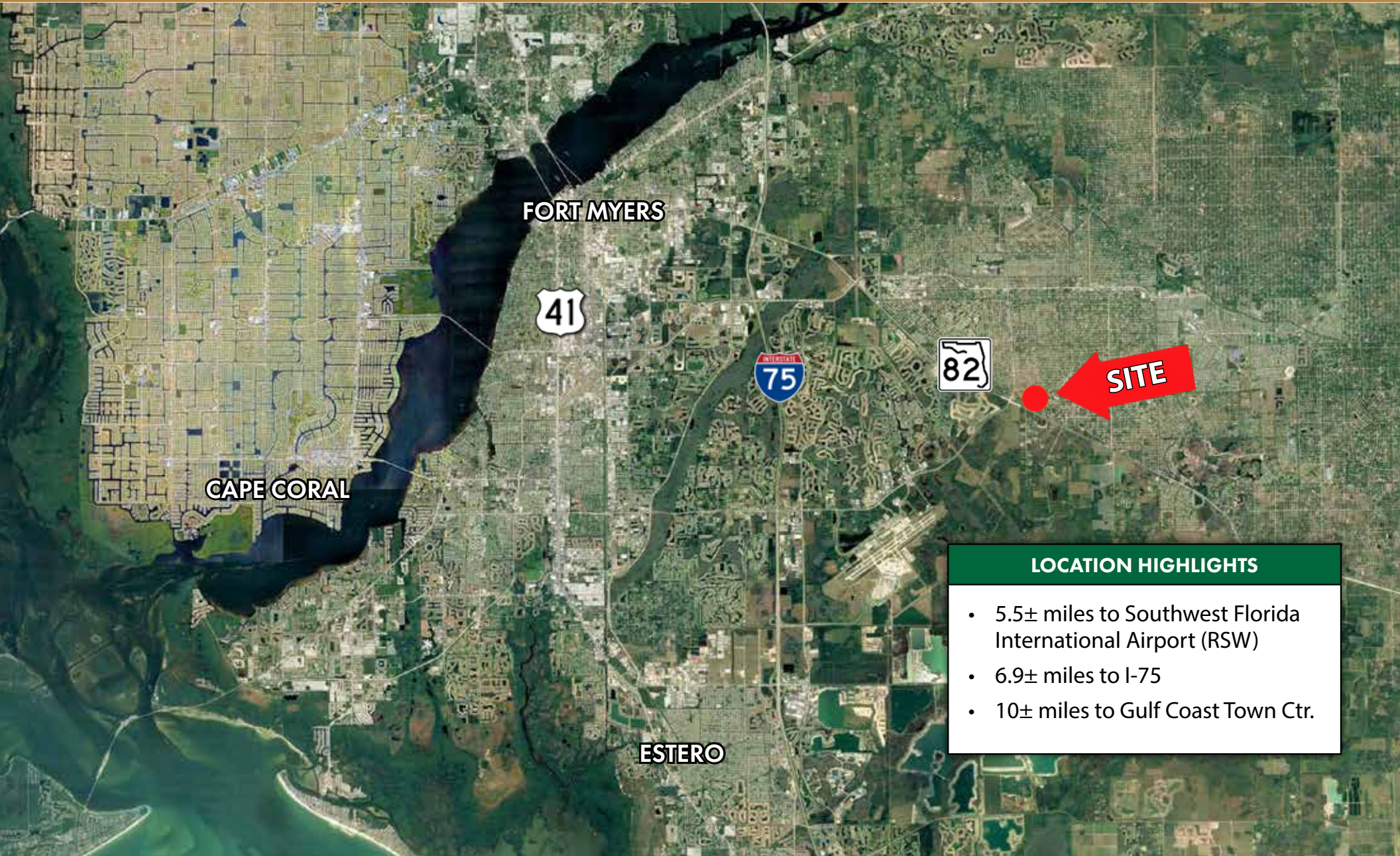


## 2017 Leakage/Surplus Factor by Industry Group





# LOCATION MAP



## LOCATION HIGHLIGHTS

- 5.5± miles to Southwest Florida International Airport (RSW)
- 6.9± miles to I-75
- 10± miles to Gulf Coast Town Ctr.

# SR 82 COMMERCIAL

---

## LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge.

Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail.

It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property.

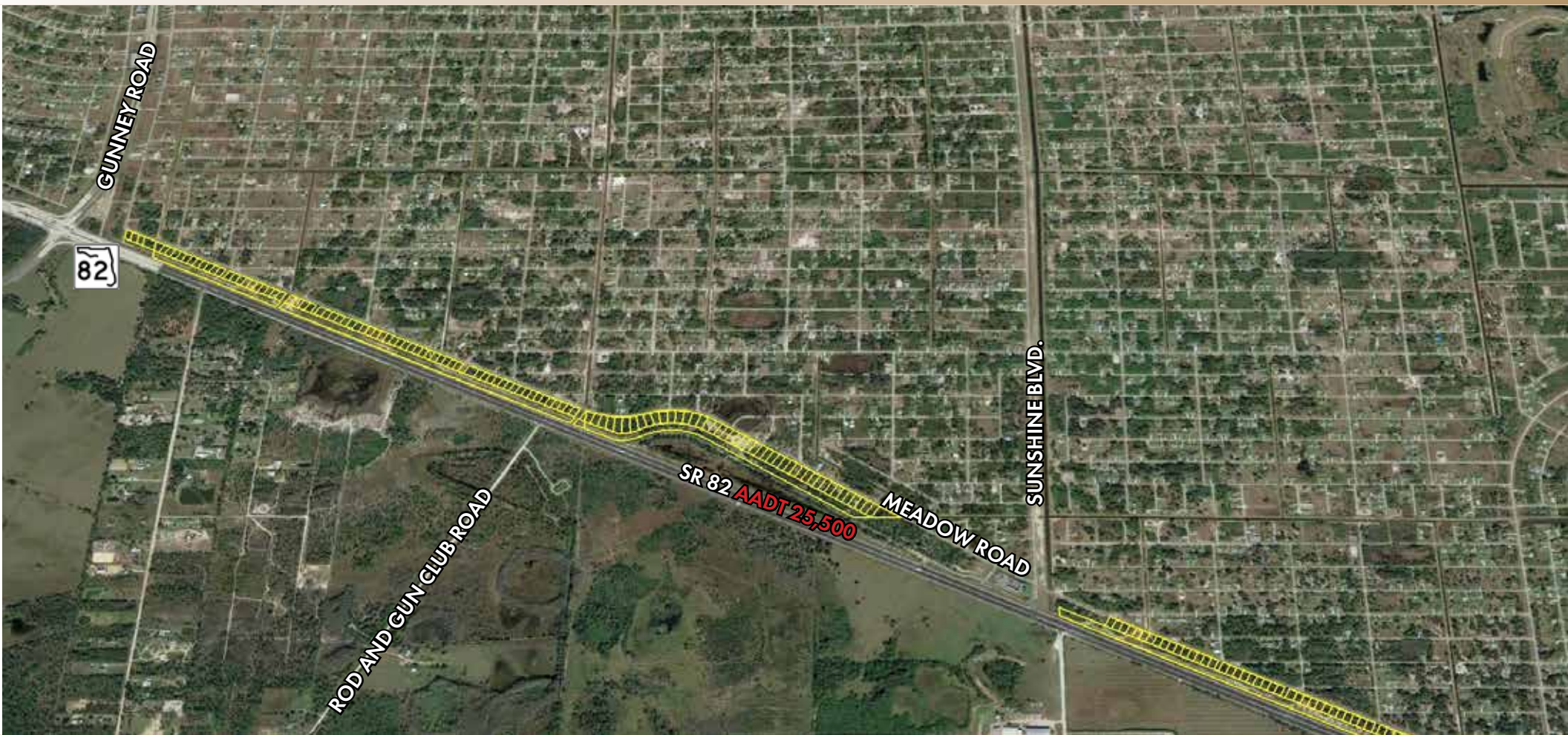
The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed.

Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties.

Buyer will be a qualified Buyer with significant experience in entitlement and development process in Lee County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.

# SR 82 COMMERCIAL

LEHIGH ACRES, FL



**LSI**  
COMPANIES

Land Solutions, a branch of LSI Companies, was founded in 2000 by Randy Thibaut to serve land owners, developers and home builders in acquiring land suitable for the development of residential and commercial properties. Today, LSI Companies is a recognized leader in Southwest Florida real estate brokerage, offering full land services, market research, asset management, and residential/commercial land marketing specialties. The LSI Companies team consists of highly skilled professionals with expertise in every aspect of the development process. The team specializes in current market and valuation issues, acquisition and disposition services, due diligence evaluation, permitting status and compliance, work-out projects, asset management, and land zoning and planning.