

FOR LEASE
3400 Lee Blvd.
Lehigh Acres, FL 33971



**CUSHMAN &
WAKEFIELD**

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



Cushman & Wakefield | Commercial Property Southwest Florida is pleased to present this medical/professional office building. The property is located with excellent visibility and frontage on Lee Blvd, the only major corridor in Lehigh Acres. The building is located 2 miles west of Lehigh Regional Medical Center and directly across the street from the new Family Health Center campus. The affordable housing in the area attracts year-round working and insured residents. The property has an upscale Mediterranean design and the available unit is built out for medical use with medical impact fees paid. Join US Renal, Lee Health, Quest Diagnostics & other medical professionals.

Property Highlights

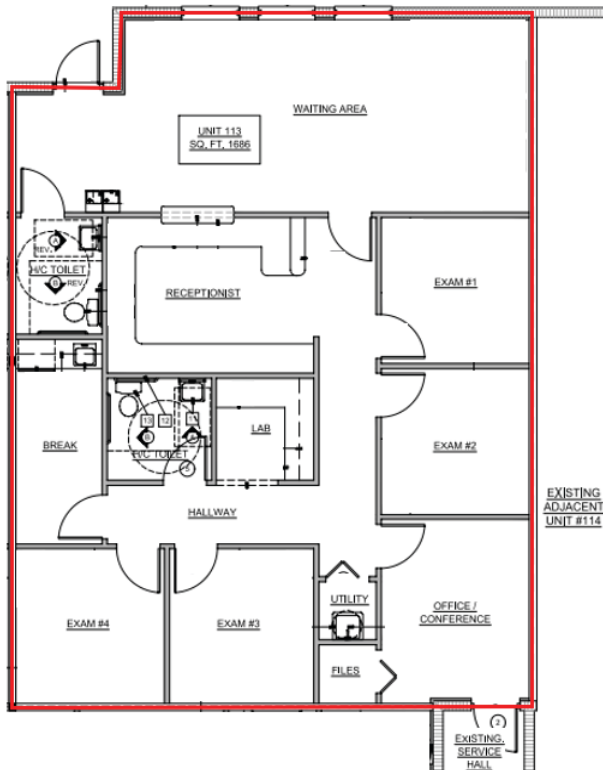
Address	3400 Lee Blvd. Lehigh Acres, FL 33971
Year Built	2009
Lease Rate	\$16.00-20.00 NNN
CAM	\$6.36 / SF
Total Bldg. SF	32,328 SF
Available SF	1,686-2,410 SF
Available Units	2
Parking	4.84/1,000 SF (155 surface spaces)
Zoning	CPD
Signage	Pylon Signage



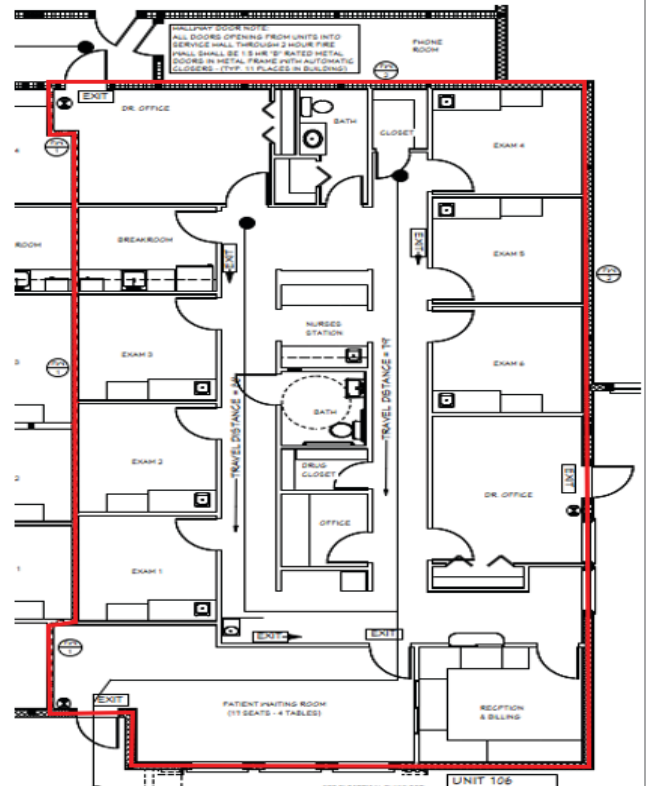
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Suite Number	Square Footage	Base Rent NNN	CAM / SF	Total (Including Sales Tax)
113	1,686 SF	\$16.00 / SF	\$6.36	\$3,345.78
106	2,410 SF	\$20.00 / SF	\$6.36	\$5,611.60

Unit 113



Unit 106



Demographics

	1 Mile	3 Mile	5 Mile
Population	5,861	48,767	98,305
AVG. HH Income	\$53,404	\$51,856	\$55,711
Total Businesses	192	1,084	2,070

Traffic Counts

Lee Blvd.	47,000 AADT
Sunshine Blvd. N	12,000 AADT

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