

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 up-scale Mediterranean

Property Highlights

Address	3400 Lee Blvd. Lehigh Acres, FL 33971
Year Built	2009
Lease Rate	\$16.00 NNN
CAM	\$6.36 / SF
Total Bldg. SF	32,328 SF
Available SF	3,537 SF
Available Units	1
Parking	4.84/1,000 SF (155 surface spaces)
Zoning	CPD
Signage	Pylon Signage



1,686-1,851 SF Retail Space
Lease Rate: \$16.00 - \$20.00 NNN

Available

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

*Unit 113 for medical use only



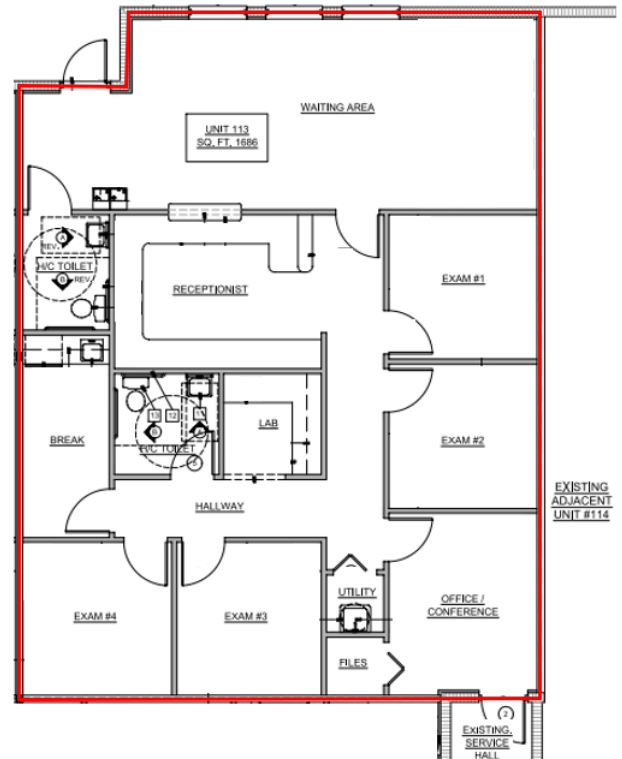
FOR LEASE
3400 Lee Blvd.
 Lehigh Acres, FL 33971



**CUSHMAN &
 WAKEFIELD**

COMMERCIAL
 PROPERTY
 SOUTHWEST FLORIDA

Floorplan / Interior Unit Photos



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



Gary Tasman
 CEO & Principal
 Broker
 +1 239 489 3600
 gtasman@cpswfl.com



Gretchen Smith
 Director
 +1 239 489 3600
 gsmith@cpswfl.com



5220 Summerlin Commons Blvd. Suite
 500
 Fort Myers, FL 33907
 239 489 3600
www.cpswfl.com