



**CUSHMAN &
WAKEFIELD**

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA

LAND FOR SALE

5761 Lee Blvd.
Lehigh Acres, FL 33971

Retail Outparcel Available!



PROPERTY DETAILS

Sale Price: Reduced to \$599,000

Parcel	25-44-25-P3-00100.0010
Total Land Acreage	1.53 AC
Total Land SF	66,812 SF
Frontage	+/-90' on Crossroads
Traffic Counts	37,500 – Lee Blvd. (Shopping Ctr Access)
Current Zoning	PUD
Submarket	Lehigh Acres

PROPERTY HIGHLIGHTS

- Direct frontage along major corridor-Colonial Blvd. / Lee Blvd.
- High traffic counts and great visibility
- 55,500 AADT on Colonial Blvd. & 37,500 AADT on Lee Blvd
- Close to I-75 and SR 82
- Proximity to numerous residential communities
- Declaration of Easements, Covenants and Restrictions must be referenced and available upon request.
- Excellent Ingress / Egress

For more information, please contact:

GARY TASMAN
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LANE BOY
Director
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5220 Summerlin Commons Blvd. Ste. 500
Fort Myers, FL 33907
239.489.3600
www.cpswfl.com



POPULATION	1 Miles	3 Miles	5 Miles
2018 Total Population:	2,601	30,306	86,214
2023 Population:	2,926	34,152	97,970
Pop Growth 2018-2023:	12.50%	12.69%	13.64%
Average Age:	33.50	38.50	38.40
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
2018 Total Households:	849	10,689	30,829
HH Growth 2018-2023:	11.90%	12.77%	13.52%

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