

COMMERCIAL PROPERTY SOUTHWEST FLORIDA

# LAND FOR SALE

**5761 Lee Blvd.** Lehigh Acres, FL 33971



### **PROPERTY DETAILS**

#### Sale Price: Reduced to \$599,000

| Parcel                | 25-44-25-P3-00100.0010                   |
|-----------------------|--|
| Total Land<br>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:

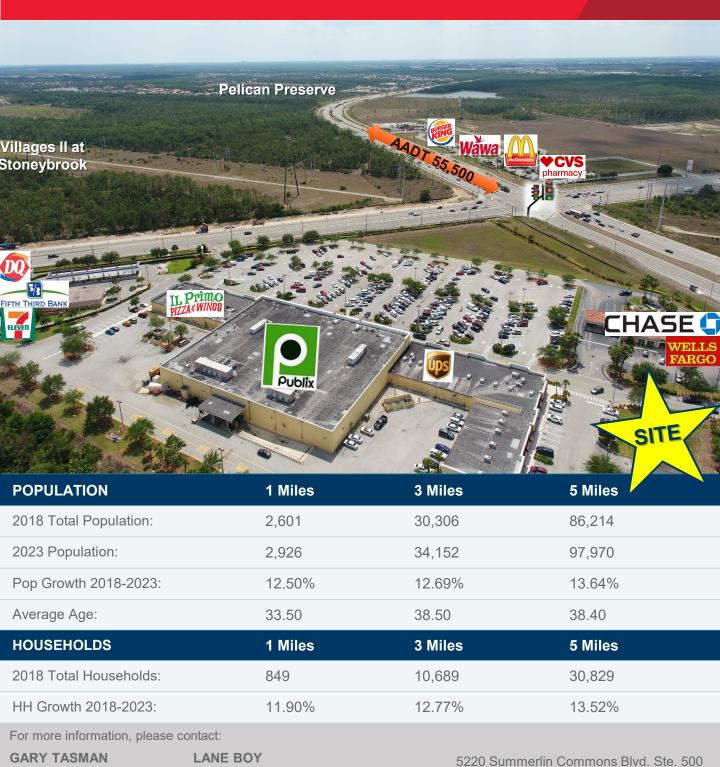
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