



FOR LEASE | OFFICE

# LEE BOULEVARD OFFICE/RETAIL

5598 8th Street West, Lehigh Acres, FL 33971



## LEASE OVERVIEW

**AVAILABLE SF:** 2,000 - 6,000 SF

**LEASE RATE:** \$8.00 SF/Yr (NNN)

**LOT SIZE:** 47,959 SF

**BUILDING SIZE:** 12,000 SF

**BUILDING CLASS:** B

**YEAR BUILT:** 2005

**ZONING:** C-2

## PROPERTY DESCRIPTION

12,000 sf plaza fronting Lee Blvd consisting of [6] 2,000 sf units and 41 parking spaces. Wee Play Therapy occupies units 3 & 4. Unit 2 offers plenty of office space with a reception area, large conference room, kitchen, bathrooms and 7 offices. Units 5 & 6 offer large open areas with 1 or 2 small offices.

## PROPERTY HIGHLIGHTS

- Great visibility on Lee Blvd
- Traffic count: 37,719 AADT [2017]
- CAM: \$4.25 PSF [estimated]
- Pylon Signage



All SVN® Offices Independently Owned & Operated.  
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

### STEPHEN A. CUNNINGHAM, MAI, CCIM

Managing Director  
239.205.2344 X101  
steve.cunningham@svn.com  
FL #BK3266208

### CATHERINE COVAL

Associate Advisor  
239.205.2344  
catherine.coval@svn.com

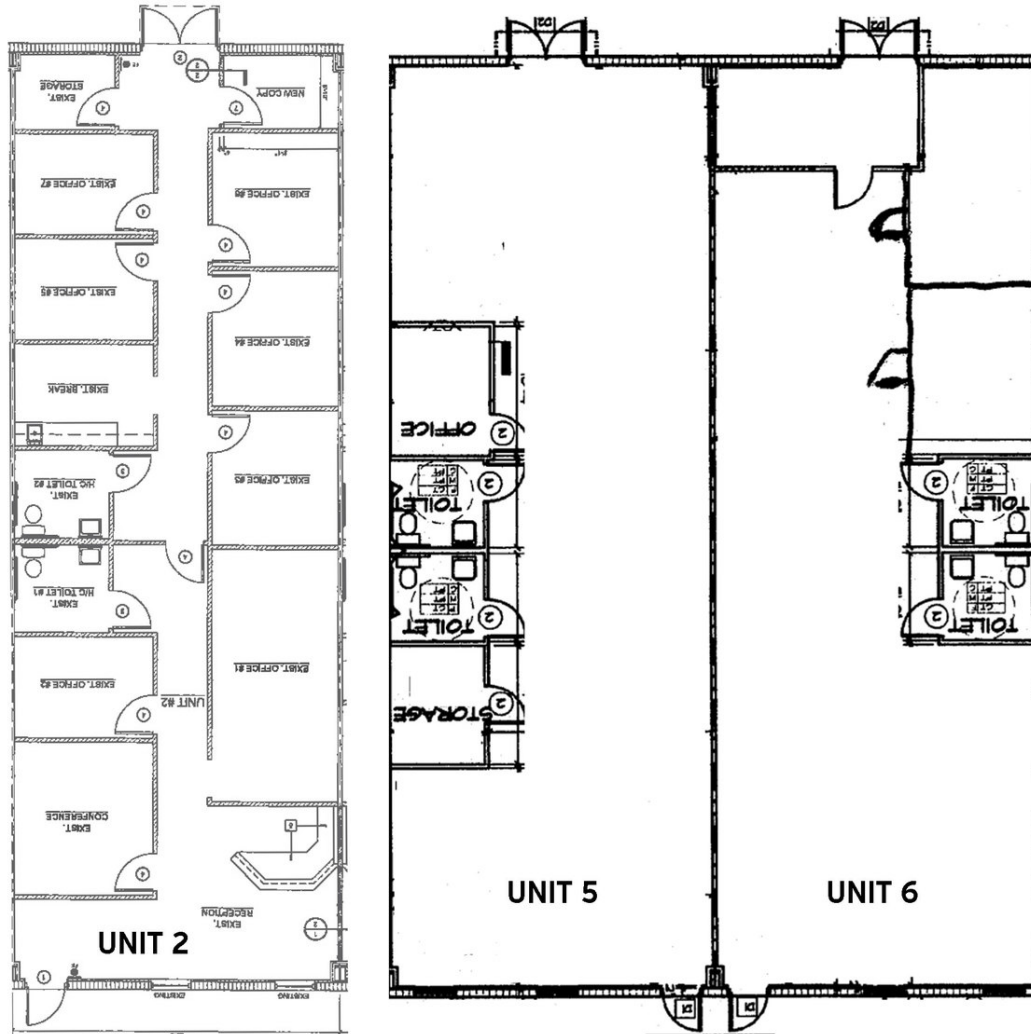
svnflorida.com



FOR LEASE | OFFICE

# LEE BOULEVARD OFFICE/RETAIL

5598 8th Street West, Lehigh Acres, FL 33971



**STEPHEN A. CUNNINGHAM, MAI, CCIM**

Managing Director  
239.205.2344 X101  
steve.cunningham@svn.com  
FL #BK3266208

**CATHERINE COVAL**

Associate Advisor  
239.205.2344  
catherine.coval@svn.com

All SVN® Offices Independently Owned & Operated.  
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

svnflorida.com





FOR LEASE | OFFICE

# LEE BOULEVARD OFFICE/RETAIL

5598 8th Street West, Lehigh Acres, FL 33971



All SVN® Offices Independently Owned & Operated.  
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

**STEPHEN A. CUNNINGHAM, MAI, CCIM**

Managing Director  
239.205.2344 X101  
steve.cunningham@svn.com  
FL #BK3266208

**CATHERINE COVAL**

Associate Advisor  
239.205.2344  
catherine.coval@svn.com

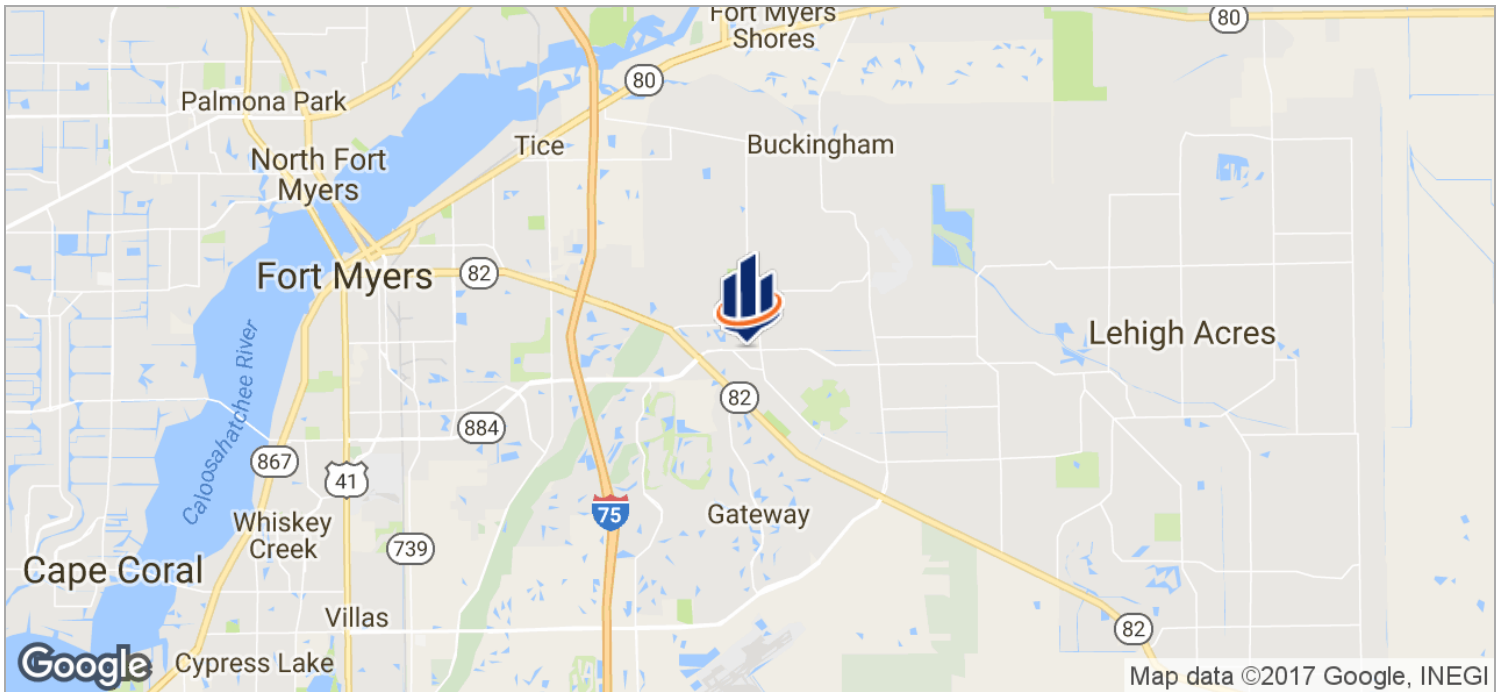
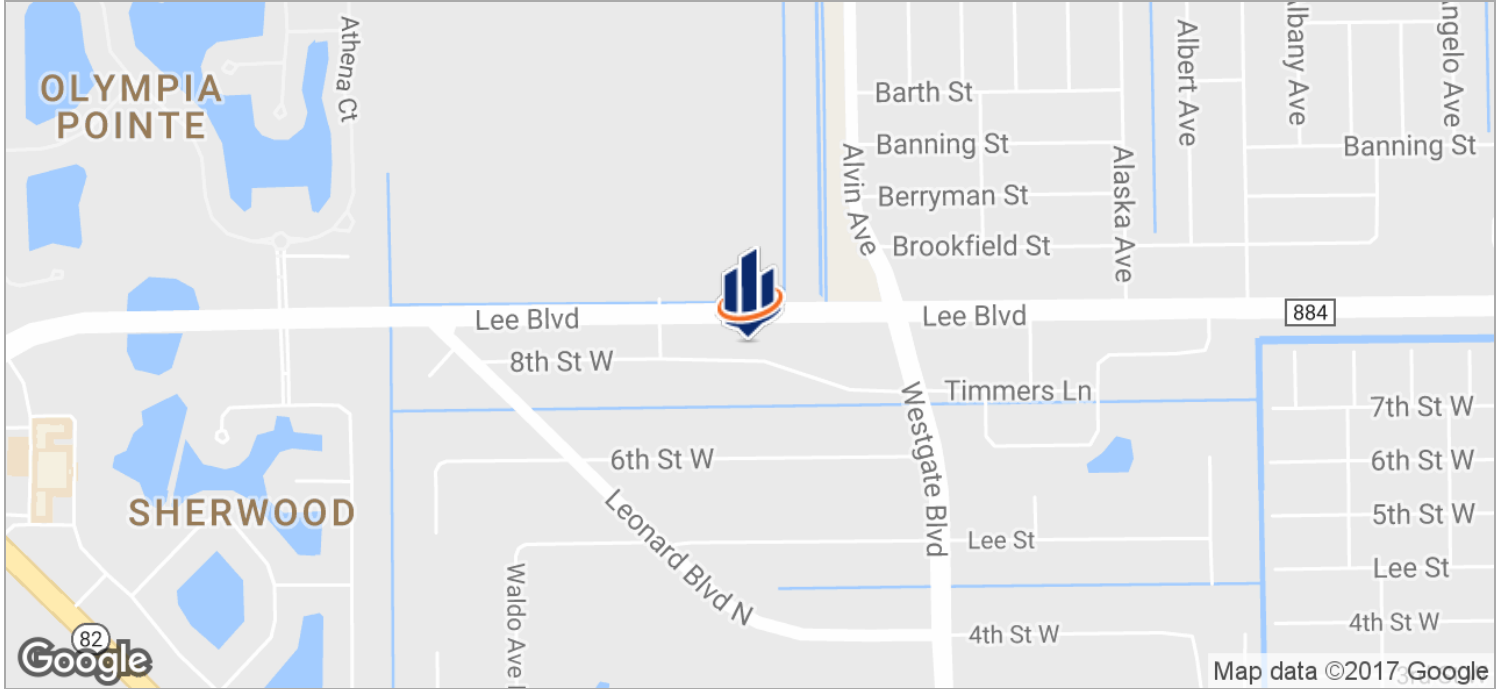
svnflorida.com



FOR LEASE | OFFICE

# LEE BOULEVARD OFFICE/RETAIL

5598 8th Street West, Lehigh Acres, FL 33971



All SVN® Offices Independently Owned & Operated.  
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

**STEPHEN A. CUNNINGHAM, MAI, CCIM**

Managing Director  
239.205.2344 X101  
steve.cunningham@svn.com  
FL #BK3266208

**CATHERINE COVAL**

Associate Advisor  
239.205.2344  
catherine.coval@svn.com

svnflorida.com