

# MIRROR LAKES RETAIL CENTER

600 HOMESTEAD ROAD  
LEHIGH ACRES, FL 33974



**1,566-28,000 SF**



**RETAIL FOR LEASE**

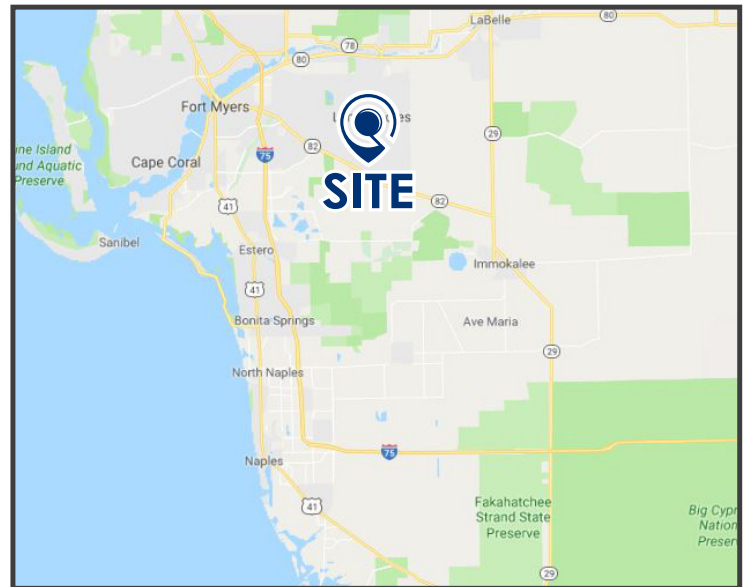


**\$11.00 NNN PSF**

## PROPERTY INFORMATION

Lease Rate:	\$11.00 NNN PSF (\$6.00 CAM)
Min Size Available:	1,566 SF
Max Size Available:	28,000 SF
Total GLA:	28,000 SF
Lot Size:	3.99 AC
Built:	2018
Zoning:	C-1A (Commercial)
Parking Spaces:	147

- Located on corner of Homestead Road and Milwaukee Boulevard.
- First-generation space.
- Drive-thru available.
- Build-outs negotiable.
- Zoning is C-1A which allows many uses, including healthcare, daycare and many others.



## DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
Total Population	1,862	26,729	57,702
Five-Year Increase	3.3%	3.3%	3.2%
Avg Household Inc.	\$61,805	\$54,842	\$57,294
Total Households	614	9,734	20,157
Daytime Employees	202	2,119	7,513

(Applied Geographic Solutions 2019)

[LQWEST.COM/MIRROR-LAKES-CENTER](http://LQWEST.COM/MIRROR-LAKES-CENTER)

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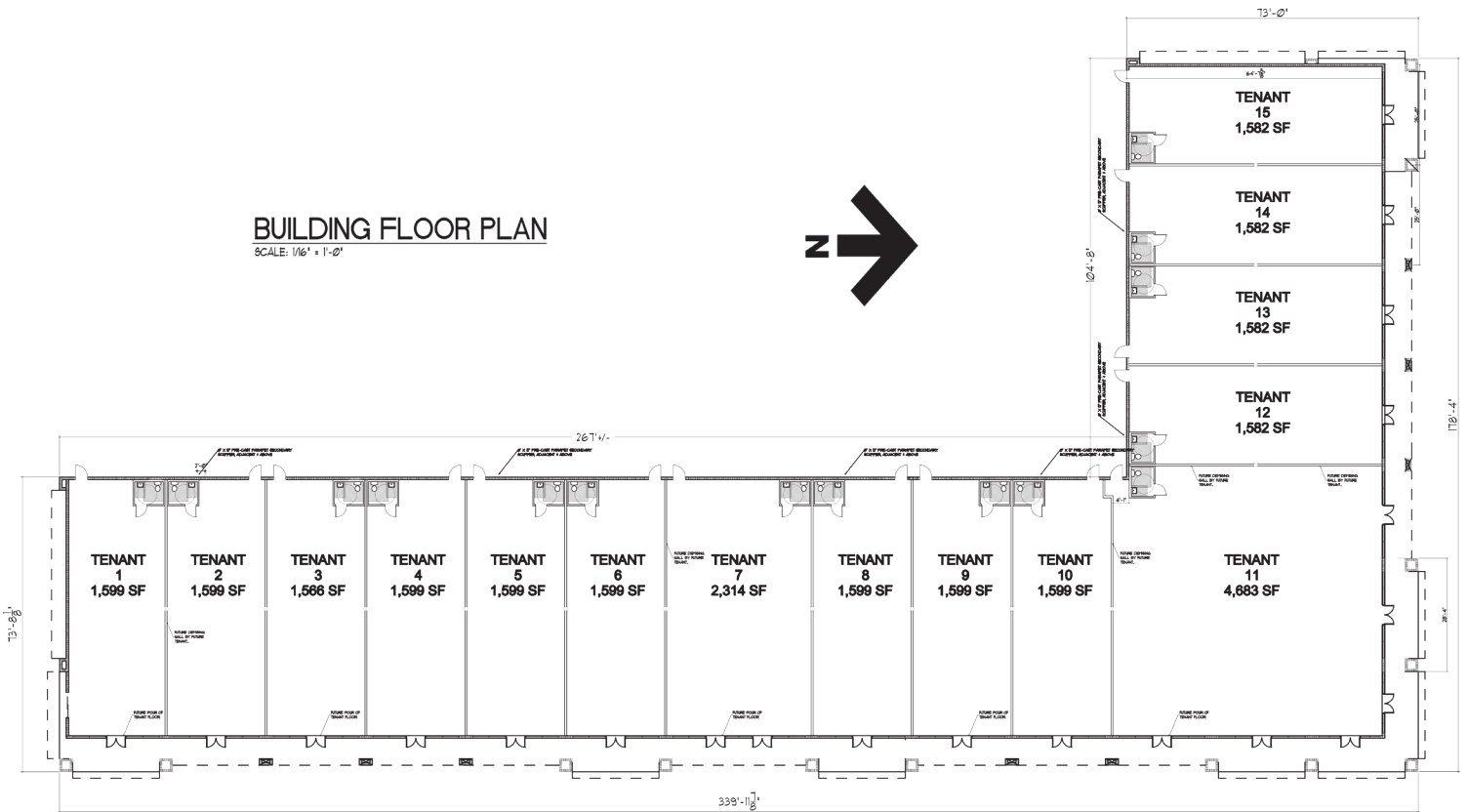
LANDQWEST COMMERCIAL REAL ESTATE SERVICES © 3555 Kraft Road, Suite 260, Naples, FL 34105



SUITE	SIZE (SF)	BASE RENT	CAM	TOTAL RENT
Suite 1	1,599	\$11.00	\$6.00	\$2,265.25
Suite 2	1,599	\$11.00	\$6.00	\$2,265.25
Suite 3	1,566	\$11.00	\$6.00	\$2,218.50
Suite 4	1,599	\$11.00	\$6.00	\$2,265.25
Suite 5	1,599	\$11.00	\$6.00	\$2,265.25
Suite 6	1,599	\$11.00	\$6.00	\$2,265.25
Suite 7	2,314	\$11.00	\$6.00	\$3,278.17
Suite 8	1,599	\$11.00	\$6.00	\$2,265.25
Suite 9	1,599	\$11.00	\$6.00	\$2,265.25
Suite 10	1,599	\$11.00	\$6.00	\$2,265.25
Suite 11	4,683	\$11.00	\$6.00	\$6,634.25
Suite 12	1,582	\$11.00	\$6.00	\$2,241.17
Suite 13	1,582	\$11.00	\$6.00	\$2,241.17
Suite 14	1,582	\$11.00	\$6.00	\$2,241.17
Suite 15	1,582	\$11.00	\$6.00	\$2,241.17



**BUILDING FLOOR PLAN**  
SCALE: 1/16" = 1'-0"



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Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.