

FOR LEASE - Lee Boulevard Office | Retail Space

5598 8th Street West

Lehigh Acres, FL 33971



OFFERING SUMMARY

Available SF: 2,000 - 10,000 SF

Lease Rate: \$10.00 SF/yr (NNN)

CAM: (2019 Estimated) \$4.61 PSF

Building Size: 12,000 SF

Year Built: 2005

Lot Size: 47,959 SF

Zoning: C-2

PROPERTY OVERVIEW

Landlord incentives through September 15th of 2019! This property has great visibility fronting Lee Blvd. (Traffic count: 37,719 AADT [2017]). It consists of (6) 2,000 SF units and 41 parking spaces. Units 2, 3 and 4 offer plenty of office space with a reception area, conference area, kitchen and 2 bathrooms. Units 5 and 6 offer a large open area with 2 offices and 2 bathrooms.

PROPERTY HIGHLIGHTS

- Exterior of building recently painted, parking lot sealed and re-stripped
- Freshly painted: Units 3,4,5 and 6 with new A/C in Units 4 & 6

AVAILABLE SPACES

| UNIT | LEASE RATE | SIZE |
|--------|---------------|----------|
| Unit 2 | \$10.00 SF/yr | 2,000 SF |
| Unit 3 | \$10.00 SF/yr | 2,000 SF |
| Unit 4 | \$10.00 SF/yr | 2,000 SF |
| Unit 6 | \$10.00 SF/yr | 2,000 SF |

Catherine Coval

Associate Advisor

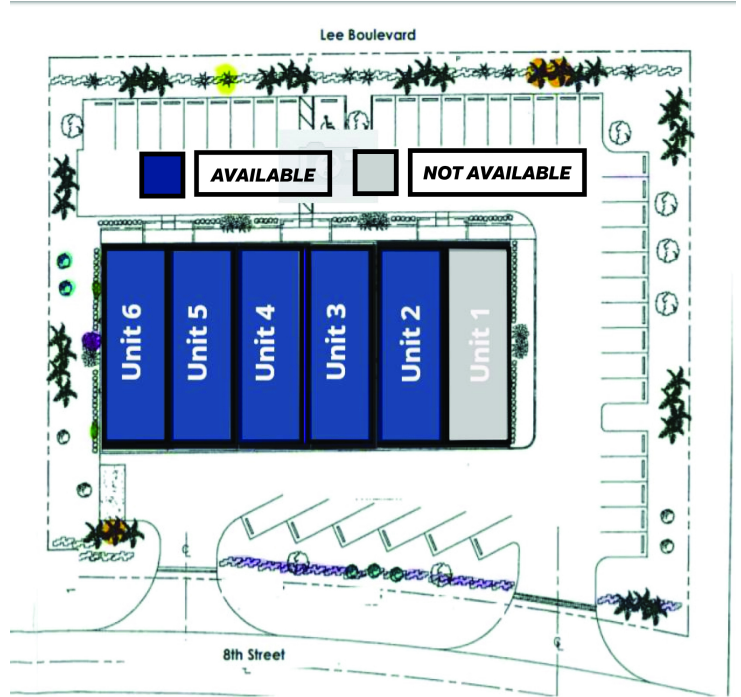
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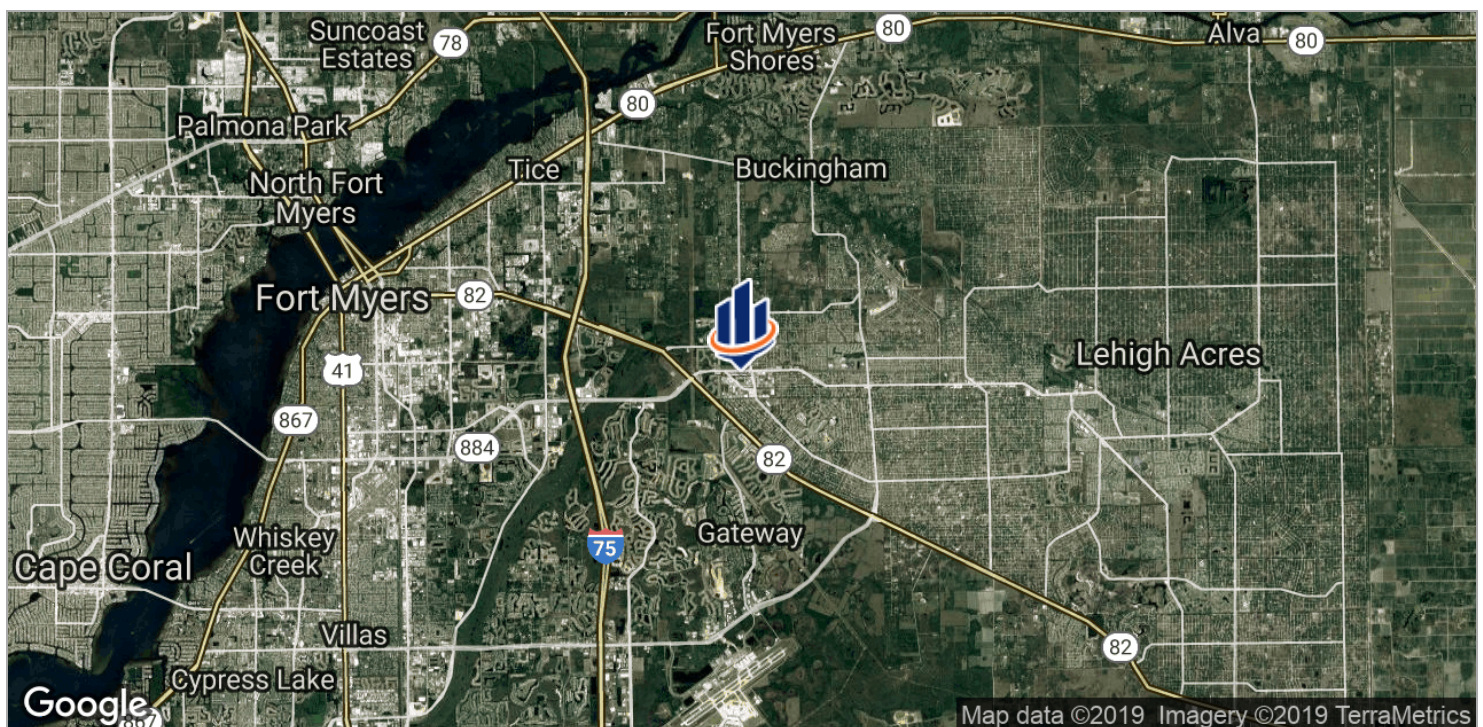
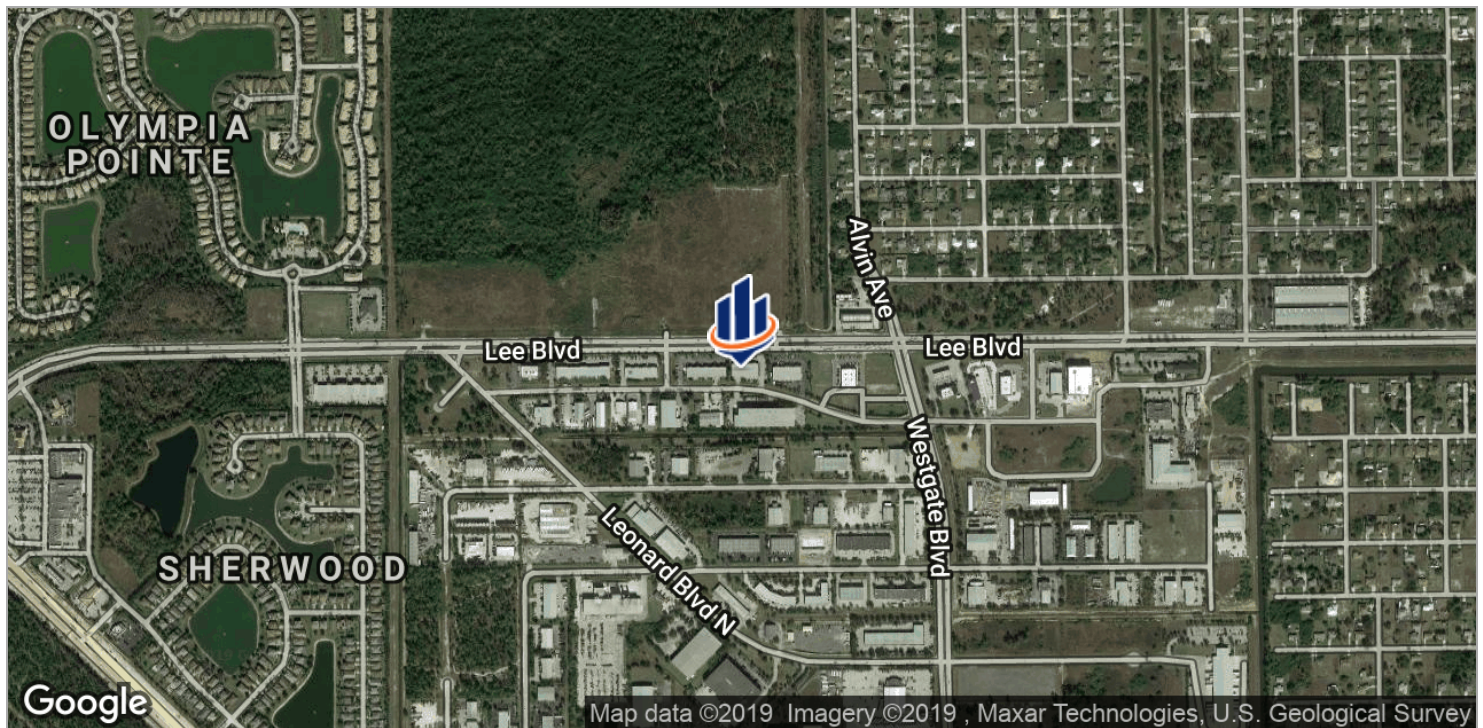


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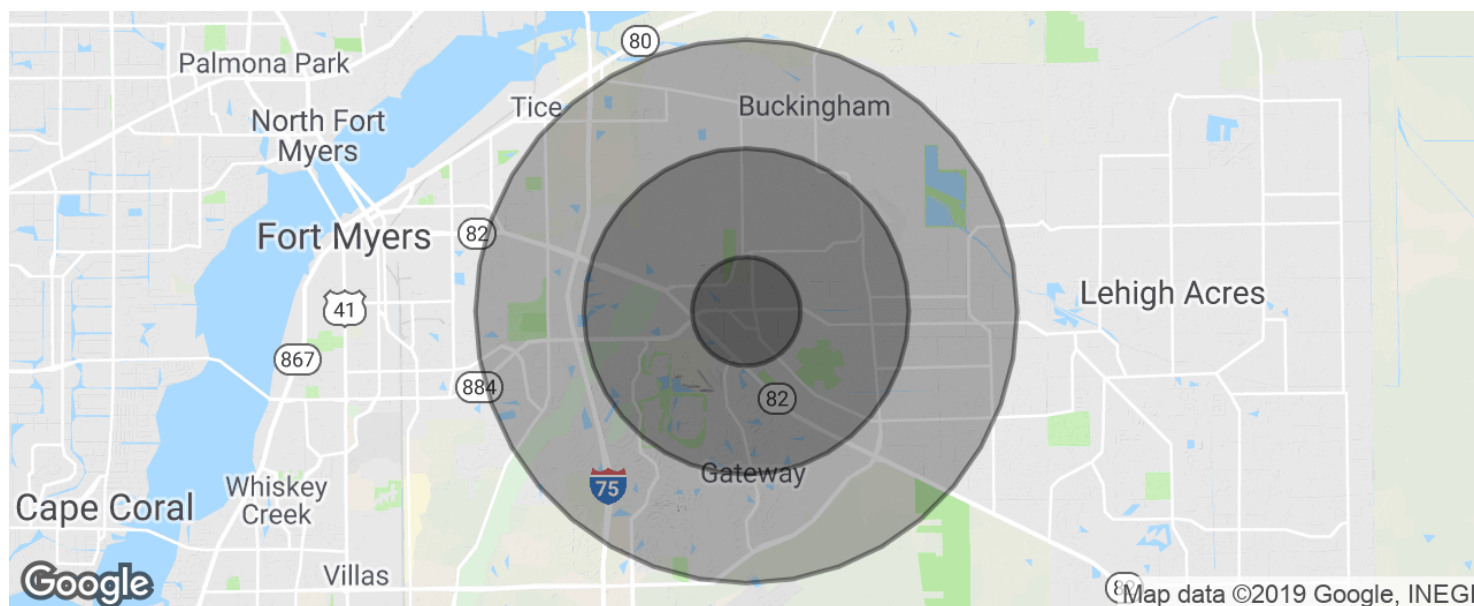


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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population | 4,010 | 28,375 | 64,073 |
| Median age | 32.5 | 32.3 | 32.9 |
| Median age (Male) | 28.6 | 30.9 | 32.2 |
| Median age (Female) | 34.0 | 32.5 | 33.0 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 1,235 | 8,893 | 20,826 |
| # of persons per HH | 3.2 | 3.2 | 3.1 |
| Average HH income | \$62,686 | \$73,324 | \$70,072 |
| Average house value | \$301,337 | \$293,513 | \$285,288 |

* Demographic data derived from 2010 US Census

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