3114 LEE BLVD., LEHIGH ACRES, FL 33971





JOIN EXISTING TENANTS:

- Max'd Out Fitness
- ▶ Beef O Brady's
- Pierre Salnave Grocery Market
- ▶ Garden of Infants Daycare
- State Farm Insurance

FOR LEASE: FROM \$19.00 + \$7.00 NNN

ABOUT THE PROPERTY

This community shopping center is a strong retail/office/medical location with solid tenants, located in mid-Lehigh Acres, just east of Sunshine Blvd.

PROPERTY FEATURES

- Unit B: 2,800± SF / 5,600± SF / 8,400± SF
- CAM: \$7.00 PSF
- Zoning: C-2 (Lee County)
- Year Built: 2005
- Ample Parking
- Excellent Visibility & Pylon Signage
- Traffic Count: 52,000 (AADT 2022)
- Frontage on 6-Lane Lee Blvd.
- Strap #26-44-26-10-00066.0010



Auto Parts • Pharmacy • Bakery • Deli Coffee Shop • Furniture/Mattress Store • Vet Laundry • Medical Office or Supply • School Personal Services • Physical Therapy & More

JIM BOBACK, CCIM Broker/Owner

C 239-565-2616 • O 239-466-7770 JB@BobackCommercialGroup.com www.BobackCommercialGroup.com

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ABOUT THE PROPERTY

Building B was the former Lee County Tax Collectors office. The space can be split to accommodate 2800 sf or 5600 sf or remain as the current "as built" 8400sf.

- Break Room(s)
- Conference Room
- Multiple bathrooms
- Storage
- IT areas.











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Site and Floor Plans



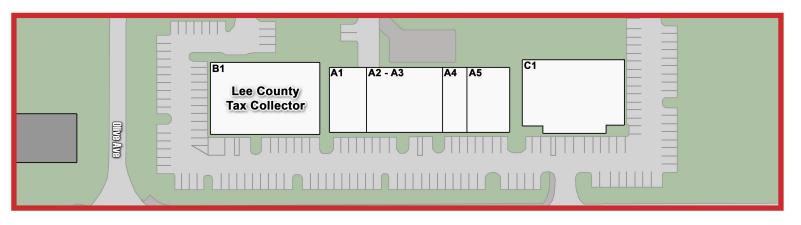
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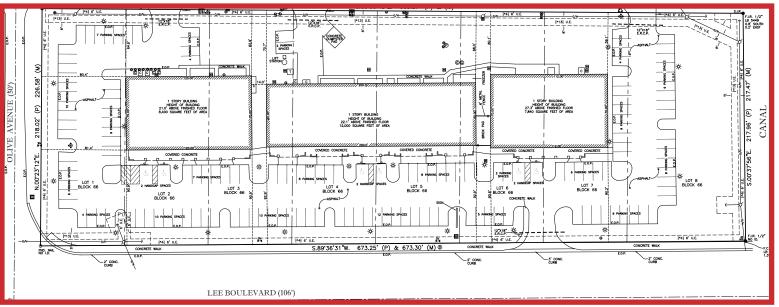
- Full 8,400± SF Space
- Partial 5,600± SF space (Yellow)
- Partial 2,800± SF space (Orange)

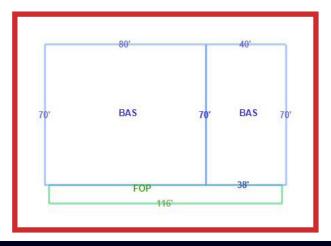
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