

2.36 ACRE COMMERCIAL PARCEL

4307 22nd Street SW
LEHIGH ACRES, FL 33976



FOR SALE: \$2,315,000

PROPERTY DESCRIPTION

High visibility urban infill parcel with commercial zoning in desirable SW Lehigh Acres. Situated on busy 23rd Street SW and intersected by Gunnery Rd., a 4-lane arterial road with direct access to I-75.

PROPERTY FEATURES

- ▣ Lot Size: 2.36 acres+/-
- ▣ Property Zoning: Community Commercial (CC Lee County)
- ▣ Utilities: Well & Septic
- ▣ Taxes: \$2,156.60
- ▣ Strap #: 04-45-26-01-00013.0010
- ▣ Excellent exposure
- ▣ Traffic Count: 2023 AADT Gunnery Road 26,100.

23rd St 15,100



MANY POSSIBLE USES

Retail, medical, office, indoor/outdoor storage, mini warehouse (by special exception), vehicle repair, car wash, convenience store with gas

JIM BOBACK, CCIM
Broker/Owner

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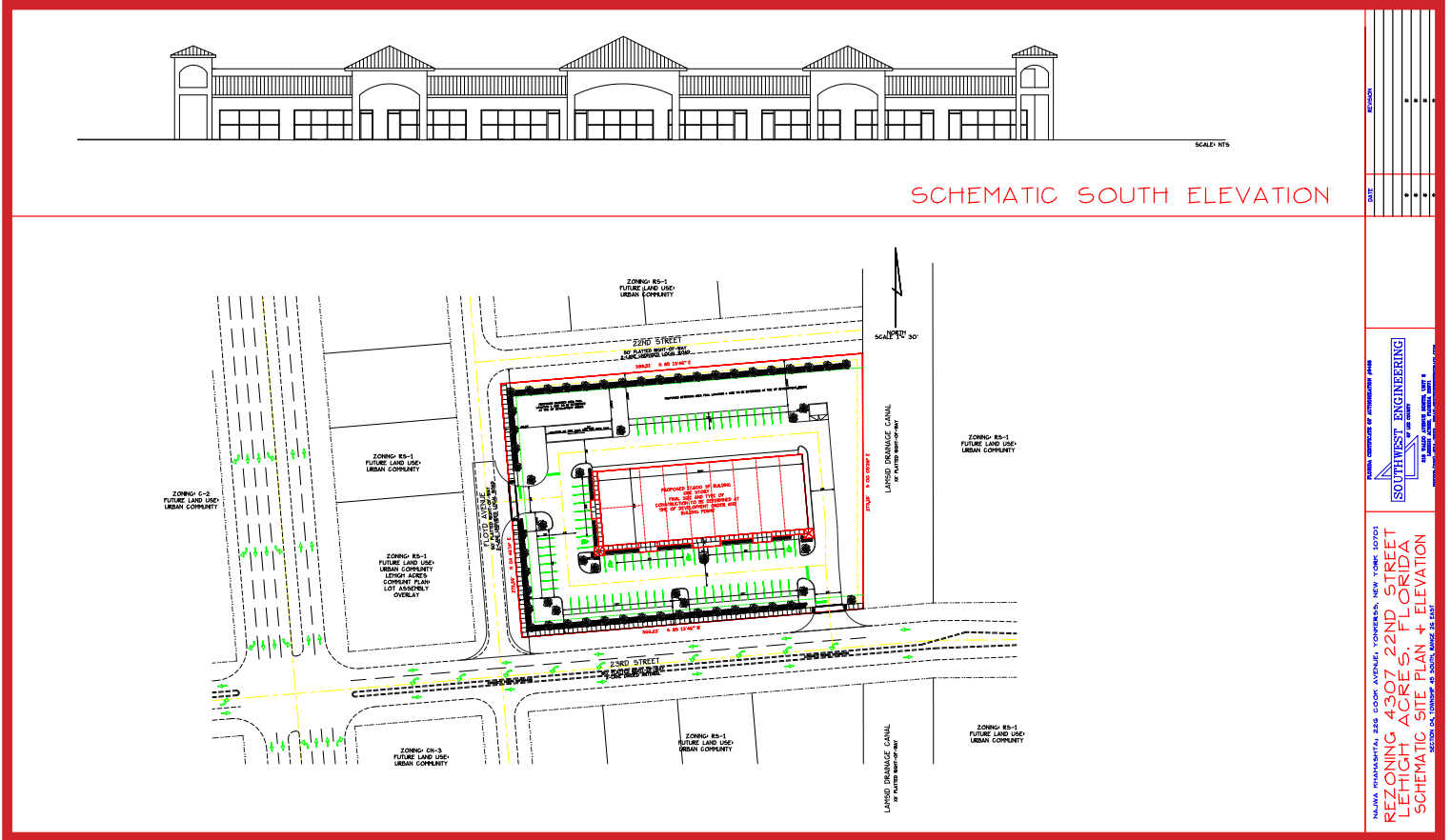
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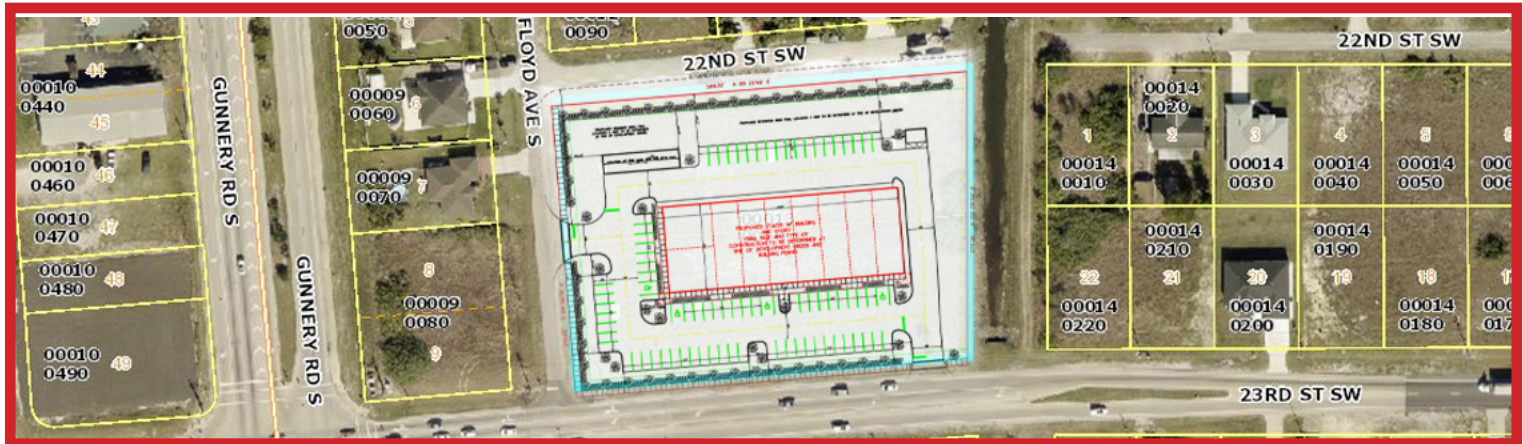


CONCEPT DEVELOPMENT PLAN



AREA DESCRIPTION

Booming area of new residential construction and continued in- migration. One of the country's fastest growing cities with a 31% increase since 2010. The fastest growing city in Lee County FL.



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