

3507 LEE BLVD

LEHIGH ACRES, FL 33971

Professional Office Building For Lease



PROPERTY HIGHLIGHTS

- Tailored for Medical and Professional Office Users
- Ample Parking
- Located on the only major East/West road in Lehigh Acres

PROPERTY DETAILS

Lease Rate	\$40 MG
Parking	114 surface spaces
Year Built	2007
Submarket	Lehigh

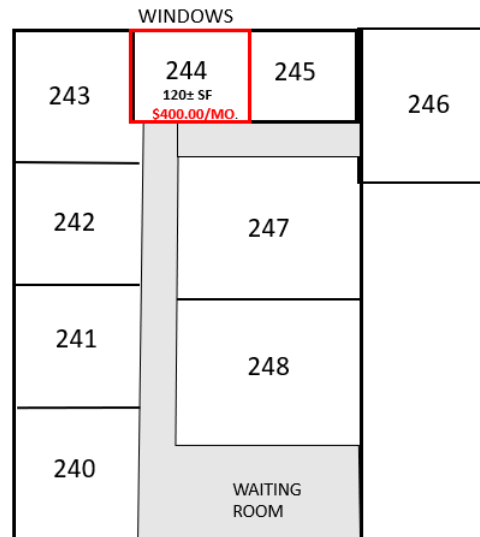
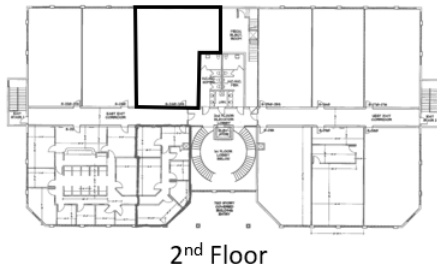


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Suite	Size (SF)	Monthly Total Sales Tax Not Included	Available Date
244	120 SF	\$400	8/1/2025

#240-248 Exec. Suites



NOT TO SCALE

SPACE HIGHLIGHTS

- Fully Built Out Office and Executive Suite
- 2nd Floor Location
- Private Interior Space
- Move-In Ready
- Easy Access to Waiting Room
- Professional Environment

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,480	52,321	101,928
TOTAL HOUSEHOLDS	1,908	16,468	33,339
ANNUAL POPULATION GROWTH 2024-2029	3.5%	3.6%	3.6%