

2814 LEE BLVD #8 LEHIGH ACRES, FL 33971



CUSHMAN &
WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



Property Highlights

- Well-maintained retail center and professionally managed
- 15 Unit strip center
- Join Verizon, Wing Stop, DaVita Dialysis, Lehigh Pharmacy, Clean Water America, West Florida Eye Care and more



Property for Sale \$588,700

UNIT SIZE	± 1,682 SF (in-Line space)
\$/SF	\$350.00 SF
PROPERTY TYPE	Retail Condo Center
YEAR BUILT	2007
PARCEL ID	25-44-26-16-00000.0008
QUARTERLY DUES	\$3,984.83 (includes reserves)
REAL ESTATE TAXES (2024)	\$3,054.09
PARKING RATIO	5.64/1,000 SF
SUBMARKET	Lehigh Acres

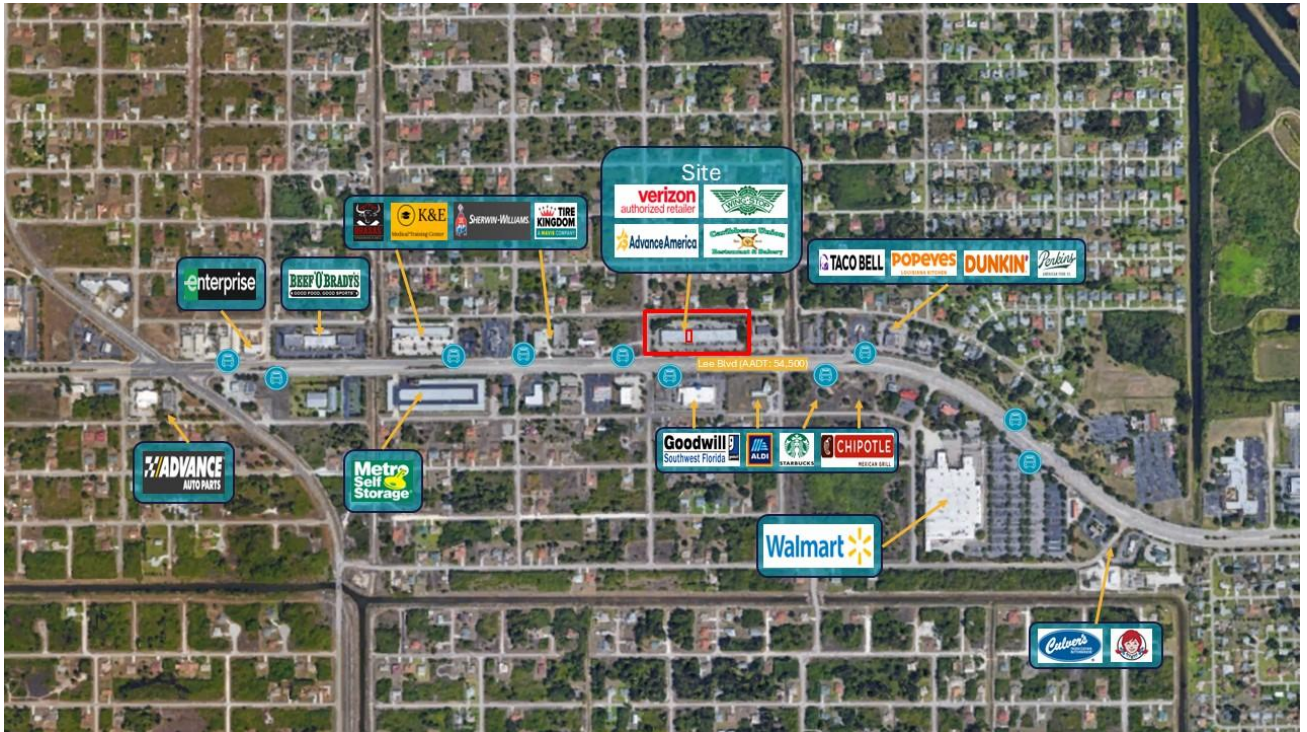
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Better never settles

Unit 8

- $\pm 1,682$ SF fully built-out retail or office space
- Open floor plan
- 1 Restroom
- Upscale retail plaza with great tenant mix
- Building Signage & Pylon signage available (fee)
- Access from Lee Blvd and Ida Ave N



2024 Demographics	1-Mile	3-Miles	5-Miles
Total Population	5,712	48,657	103,218
Total Households	1,754	15,892	33,479
Annual Population Growth 2024-2029	3.4%	3.4%	3.4%
Average Household Income	\$70,964	\$60,607	\$67,121
Median Age	35.8	35.5	35.2