

COMMERCIAL PARCEL FOR SALE

Lehigh Acres, Florida (Tampa MSA)

TBD LEE BLVD., LEHIGH ACRES, FL 33971



OLYMPIC POINTE BLVD

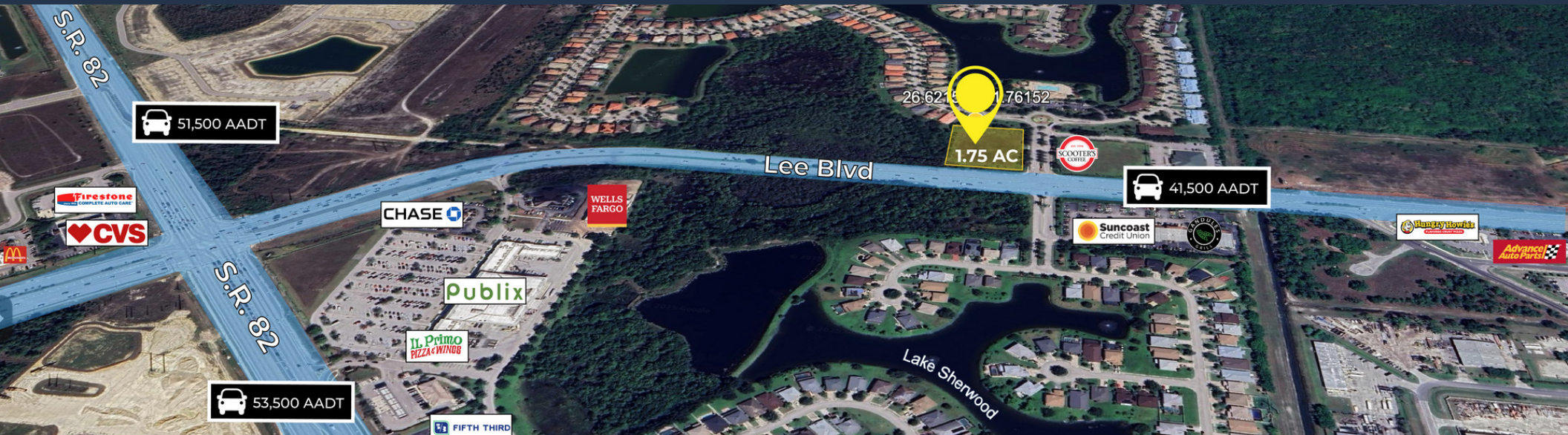
LEE BLVD

 41,500 AADT

DEVELOPMENT OPPORTUNITY-COMMERCIAL PARCEL FOR SALE

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Commercial Land For Sale

PROPERTY HIGHLIGHTS

- This 1.75 acre parcel site is now available for sale.
- Exceptional strategic location
- Excellent location for early education center and many other users, surrounded by a variety of retail and professional businesses and dense residential communities
- A sample site plan is available, and optional development services can be provided to help bring your vision to life.
- Located on Lee Blvd, a major thoroughfare with an AADT of 41,500 vehicles, offering unparalleled visibility.
- Immediate proximity to I-75 enhances accessibility, streamlining logistics and attracting a wider customer base.
- The surrounding trade area is a vibrant economic hub experiencing robust growth.
- Growing population and residential developments foster a fertile ground for business expansion, providing ample opportunities for businesses to thrive and capitalize on increasing demand.

OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	1.75 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,169	15,538	44,027
Total Population	3,775	43,013	119,211
Average HH Income	\$97,517	\$99,583	\$96,336

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THE SITE

SITE SUMMARY

- The site is located at the entrance to Olympia Pointe, a gated community with 400 properties ranging from single-family homes to townhomes. 0.67 miles away from the site is Novo Gateway with 270 apartments. Many neighborhoods in this high-density residential area, all underserved for childcare.
- The site is in Lee County, in Lehigh Acres, FL. As of 2022, Lee County has a population of 841,000; they have had an annual growth rate of 2.05%. The largest employers in Lee County are Lee Memorial Health System (13,558 employees), Lee County School District (11,174 employees), Publix Supermarkets (9,377 employees), and Lee County government (9,377 employees), with many living in the immediate trade area.
- The site is positioned along Lee Blvd, a high-traffic road well-utilized by many of the residents living in nearby neighborhoods. Surrounding retailers/traffic generators include Publix Super Market at Crossroads Shopping Center, restaurants, banks and retail stores.
- Within a 3-mile radius, the median household income for the market area is \$89,122. There are 15,538 households and a total population of 43,013.



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THE TRADE AREA

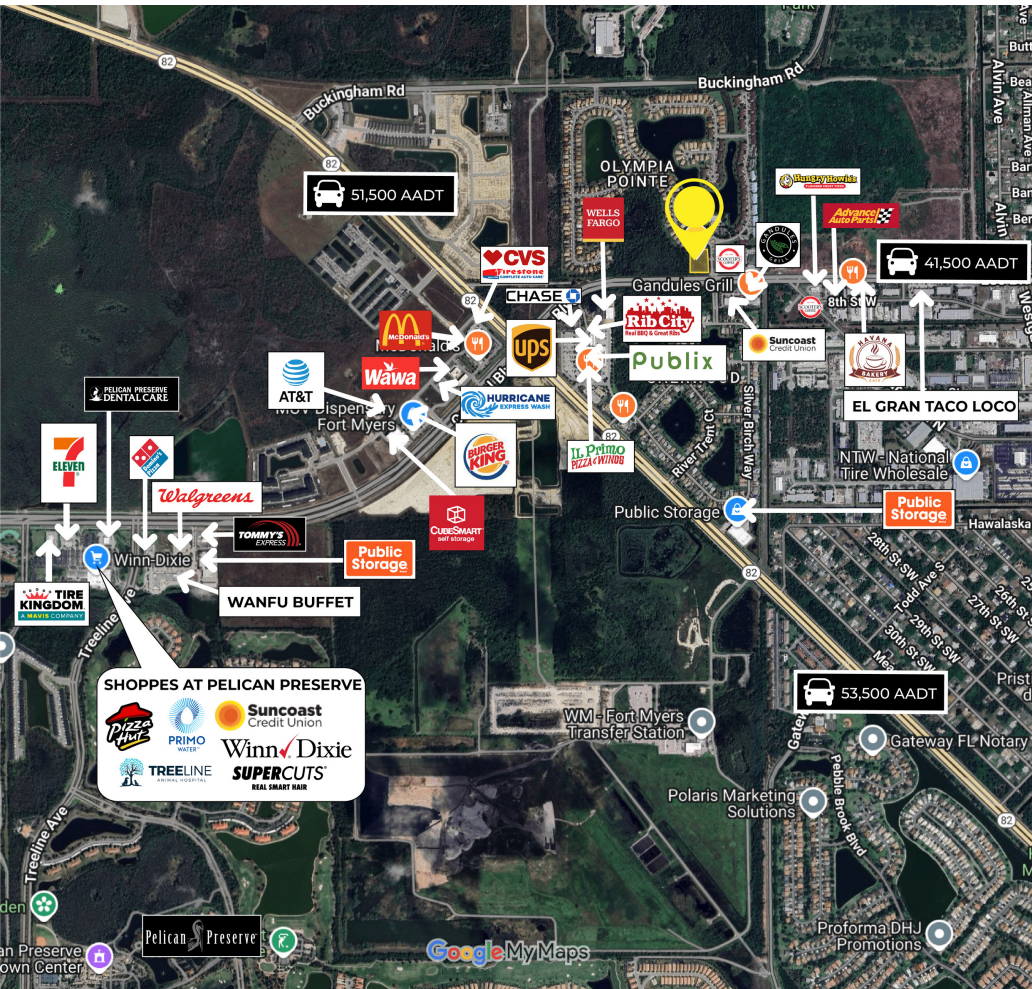
PROPERTY DESCRIPTION

Commercial Land For Sale

LOCATION DESCRIPTION

The site boasts an exceptional strategic location along Lee Blvd, a major thoroughfare with an impressive Annual Average Daily Traffic (AADT) of 41,500 vehicles. This high traffic volume ensures unparalleled visibility for any business operating here, guaranteeing a constant stream of potential customers. Furthermore, its immediate proximity to I-75, a critical interstate highway, significantly enhances accessibility. Easy access to I-75 not only facilitates easier customer access but also streamlines logistics and supply chain operations, leading to improved operational efficiency. Ultimately, this prime location provides businesses with a massive competitive advantage, enabling them to stand out in the marketplace and attract a wider customer base.

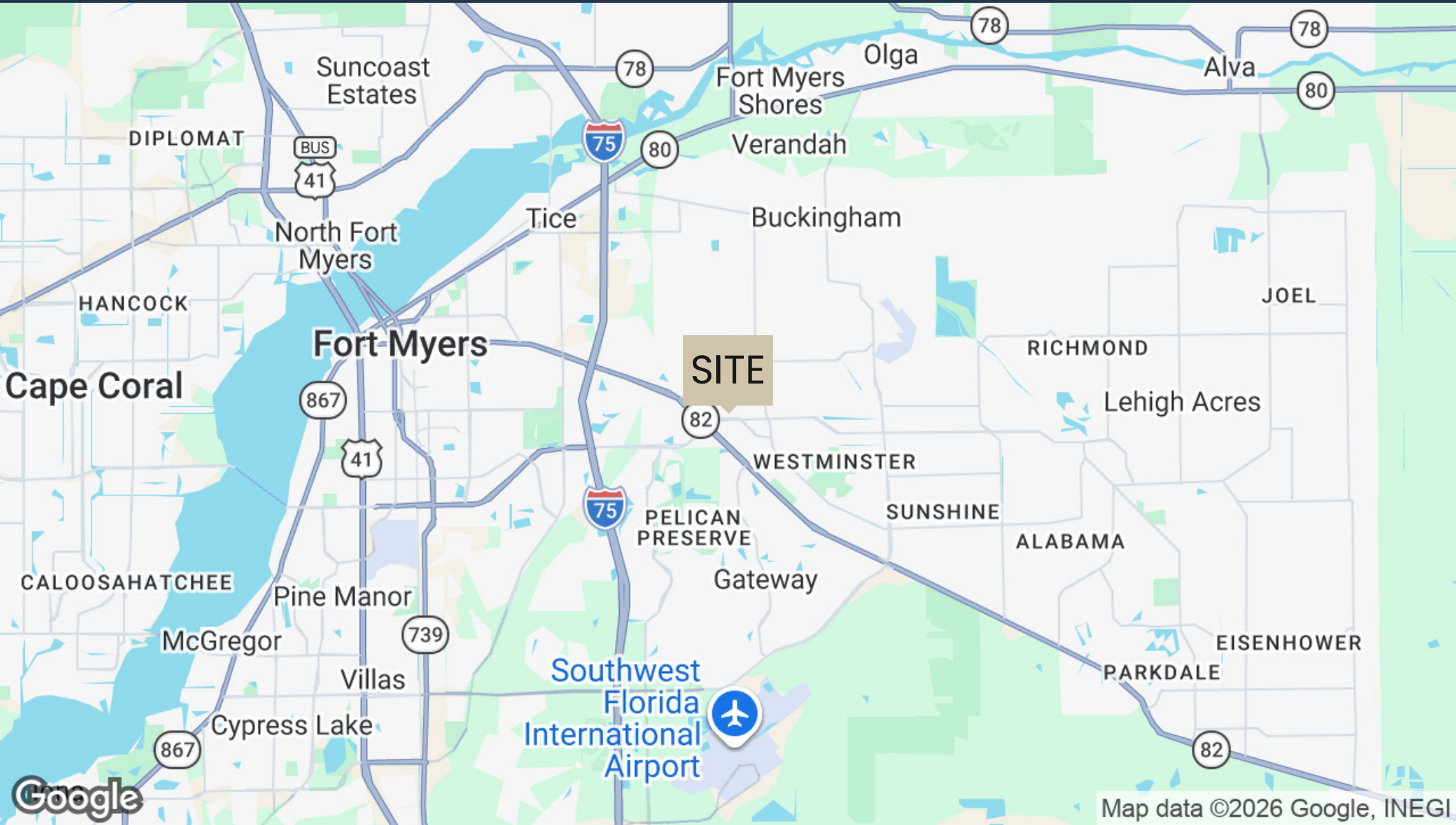
The surrounding trade area is experiencing robust and sustained growth, transforming it into a vibrant economic hub. This dynamic ecosystem is characterized by a synergistic relationship between various businesses, including bustling shopping centers, convenient plazas, a diverse array of restaurants, and numerous retailers. These establishments benefit immensely from a continuous exchange of customers, creating a self-sustaining cycle of economic activity. The growing population and ongoing residential developments in the area further contribute to a fertile ground for business expansion and success. This environment fosters a strong sense of community and provides ample opportunities for businesses to thrive, capitalizing on the increasing demand for goods and services.



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THE REGION



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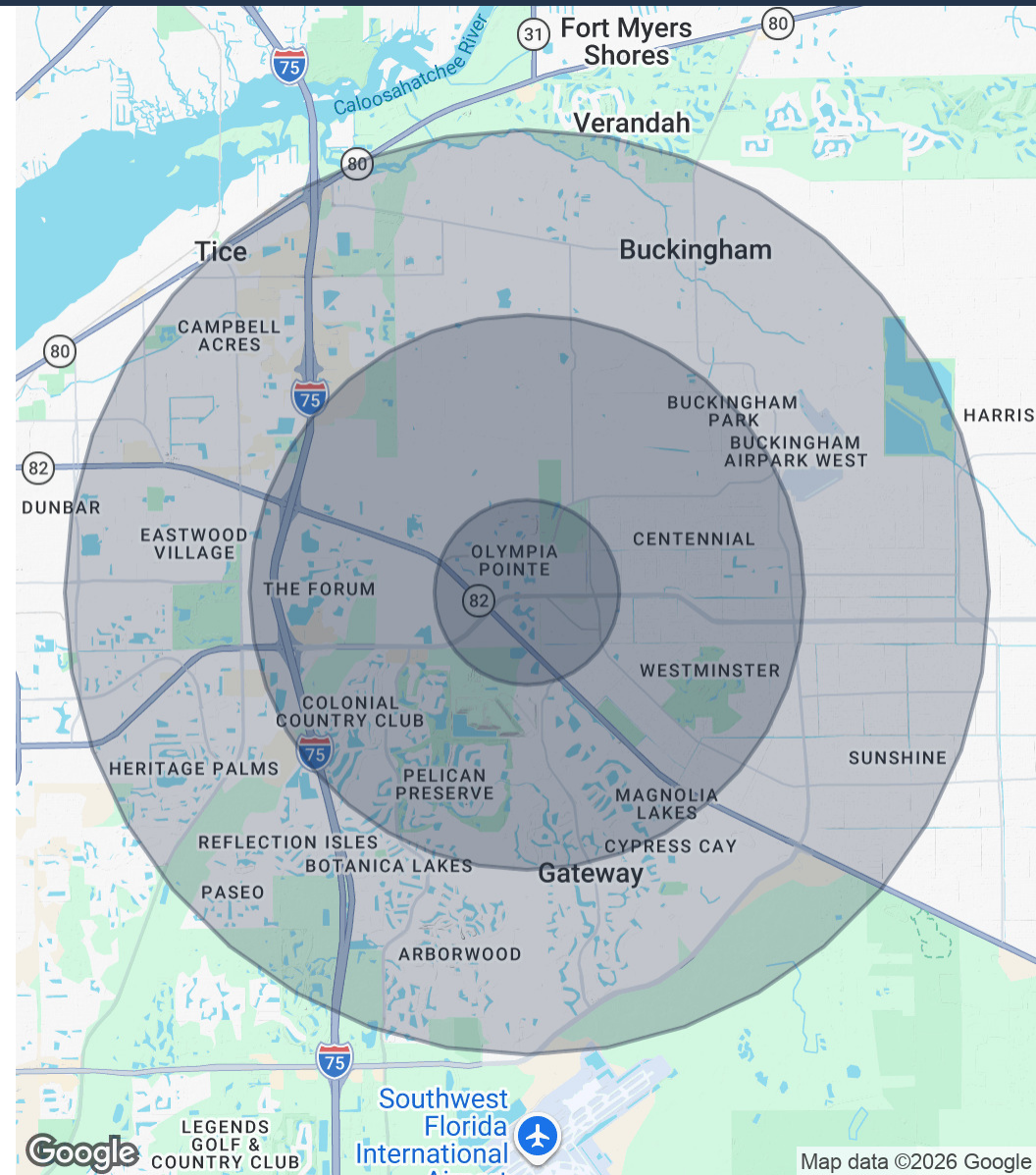
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THE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,775	43,013	119,211
Average Age	36	42	41
Average Age (Male)	35	42	41
Average Age (Female)	36	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,169	15,538	44,027
# of Persons per HH	3.2	2.8	2.7
Average HH Income	\$97,517	\$99,583	\$96,336
Average House Value	\$350,743	\$358,846	\$346,596

2020 American Community Survey (ACS)



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CONFIDENTIALITY & DISCLAIMER

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It is essential that all parties to real estate transactions be aware of the health, liability, and economic impact of environmental factors on real estate. Concept urges interested parties to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCBs, and their contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present from previous activities at the Property. Various laws and regulations have been enacted at the Federal, State, and Local levels dealing with the use, storage, handling, removal, transport, and disposal of toxic or hazardous wastes and substances. Depending upon past, current, and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Project, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

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