

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 | \$30.00 MG |
| Parking | 114 surface spaces |
| Year Built | 2007 |
| Submarket | Lehigh |

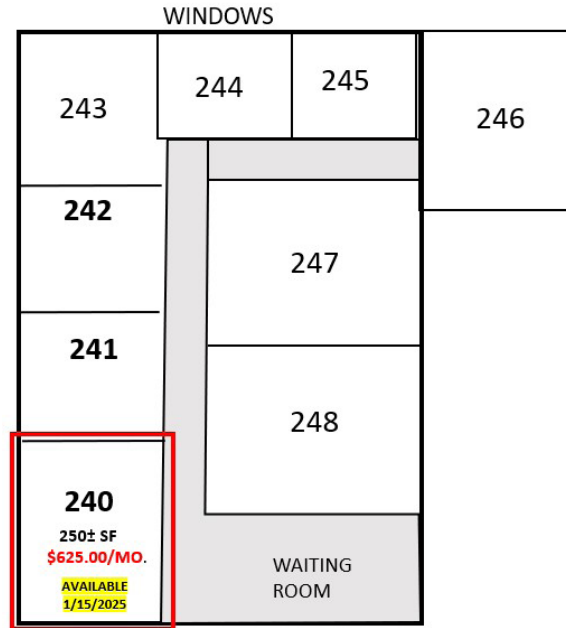


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| Suite | Size (SF) | Lease Rate | Monthly Total |
|-------|-----------|------------|---------------|
| 240 | 250 SF | \$30.00 MG | \$625.00 |

Sales Tax Not Included



SPACE HIGHLIGHTS

- 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% |