

# 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

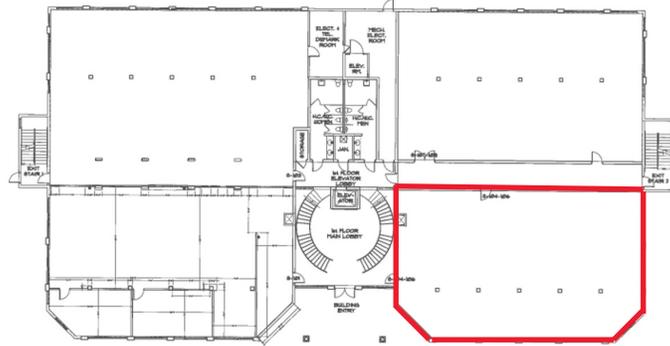
Lease Rate	\$22 MG \$28 NNN
Parking	114 surface spaces
Year Built	2007
Submarket	Lehigh



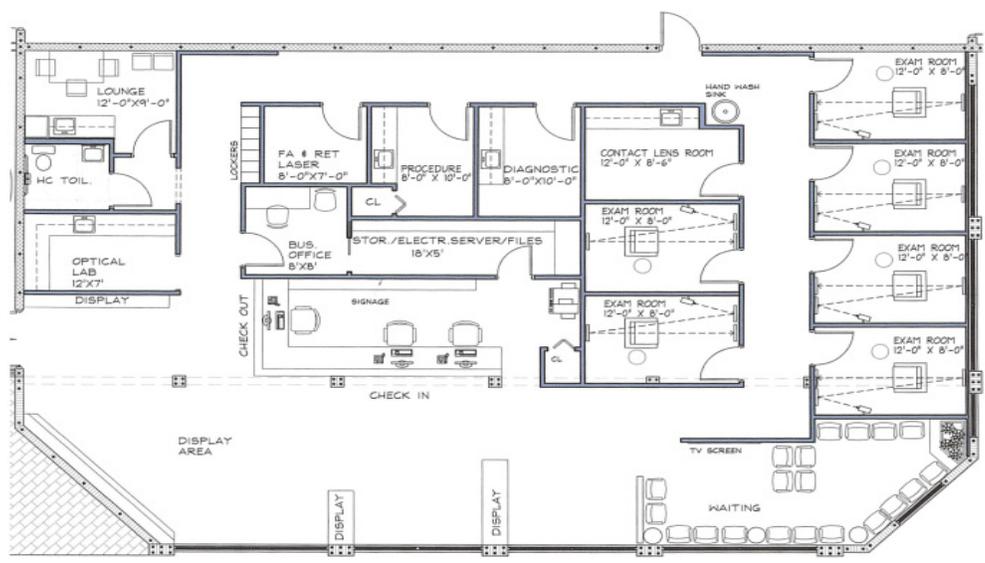
# 3507 LEE BLVD

LEHIGH ACRES, FL 33971

Suite	Size (SF)	Rate NNN	CAM	Monthly Total
104-106	3,520 SF	\$28.00	\$6.25	\$10,046.67



1st Floor



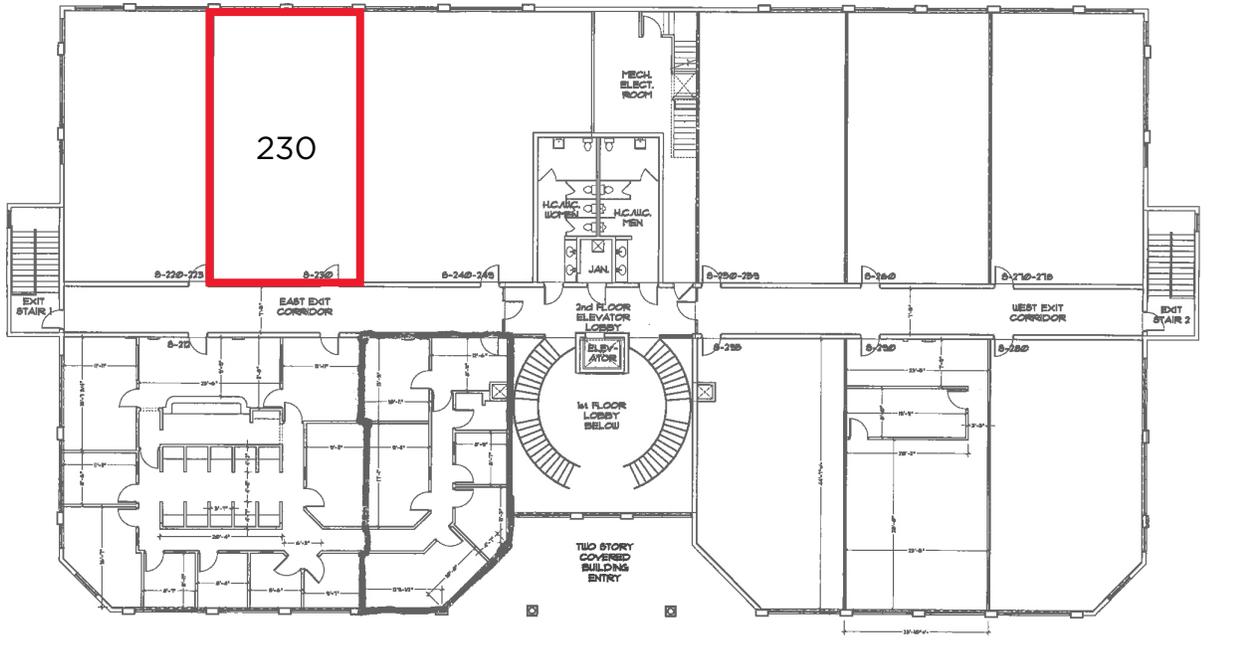
## SPACE HIGHLIGHTS

- 1st Floor Location with Visibility from Lee Blvd
- Monument Sign
- Professional Environment
- Ample Parking
- Fully Built Out Medical office
- Private employee entrance
- Showroom, Waiting Room, Reception, 2 Restrooms, Breakroom, 6 Exam Rooms, Lab, 3 Procedure/Diagnostic Rooms, and Storage

# 3507 LEE BLVD

## LEHIGH ACRES, FL 33971

Suite	Size (SF)	Monthly Total	Available Date
230	1,361 SF	\$2,495.17	07/01/2026



### SPACE HIGHLIGHTS

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

### DEMOGRAPHICS

	2 MILES	5 MILES	10 MILES
TOTAL POPULATION	24,922	101,928	244,090
TOTAL HOUSEHOLDS	7,397	33,339	88,284
ANNUAL POPULATION GROWTH 2024-2029	3.6%	3.6%	3.8%



5220 Summerlin Commons Blvd., Suite 500 Fort Myers, Florida 33907

COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA

**GARY TASMAN**  
CEO & Principal Broker  
+1 239 489 3600  
gtasman@cpswfl.com

**GRETCHEN SMITH**  
Senior Director  
+1 239 489 3600  
gsmith@cpswfl.com