



LSI
COMPANIES

OFFERING MEMORANDUM

DOLLAR TREE PLAZA

2,600± SQ. FT. END-CAP UNIT AVAILABLE FOR LEASE - LEHIGH ACRES, FL

PROPERTY SUMMARY

Property Address: 120 Homestead Road S.
Lehigh Acres, FL 33936

County: Lee

Property Type: Commercial/Retail Plaza

Building Size: 15,280± Sq. Ft.

Available Unit Size: 1,300–2,600± Sq. Ft.

Zoning: MPD

Year Built: 2019

RE Taxes PSF: \$2.80 (2024)

STRAP Number: 05-45-27-L3-00005.0050

LEASE RATE:

\$28-30 PSF
MODIFIED GROSS

LSI
COMPANIES
LSICOMPANIES.COM

SALES EXECUTIVE



Mike Trivett
Sales Associate



DIRECT ALL OFFERS TO:

Mike Trivett

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o: (239) 489-4066 m: (239) 940-3171

OFFERING PROCESS

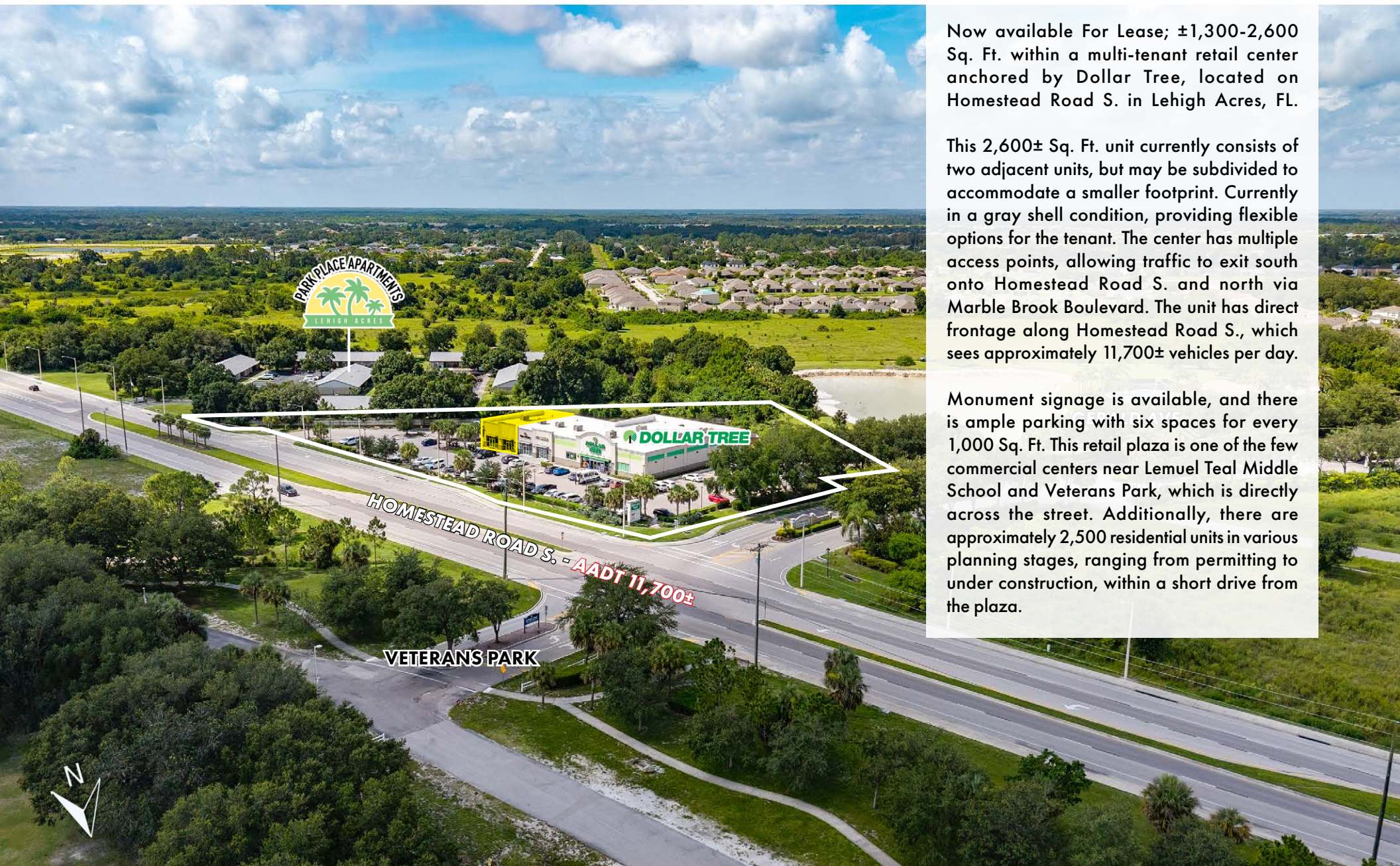
Offers should be sent via Letter of Intent to include, but not be limited to, basic terms such as lease rate, lease term.

EXECUTIVE SUMMARY

Now available For Lease; $\pm 1,300$ - $2,600$ Sq. Ft. within a multi-tenant retail center anchored by Dollar Tree, located on Homestead Road S. in Lehigh Acres, FL.

This $2,600\pm$ Sq. Ft. unit currently consists of two adjacent units, but may be subdivided to accommodate a smaller footprint. Currently in a gray shell condition, providing flexible options for the tenant. The center has multiple access points, allowing traffic to exit south onto Homestead Road S. and north via Marble Brook Boulevard. The unit has direct frontage along Homestead Road S., which sees approximately $11,700\pm$ vehicles per day.

Monument signage is available, and there is ample parking with six spaces for every 1,000 Sq. Ft. This retail plaza is one of the few commercial centers near Lemuel Teal Middle School and Veterans Park, which is directly across the street. Additionally, there are approximately 2,500 residential units in various planning stages, ranging from permitting to under construction, within a short drive from the plaza.



PROPERTY HIGHLIGHTS

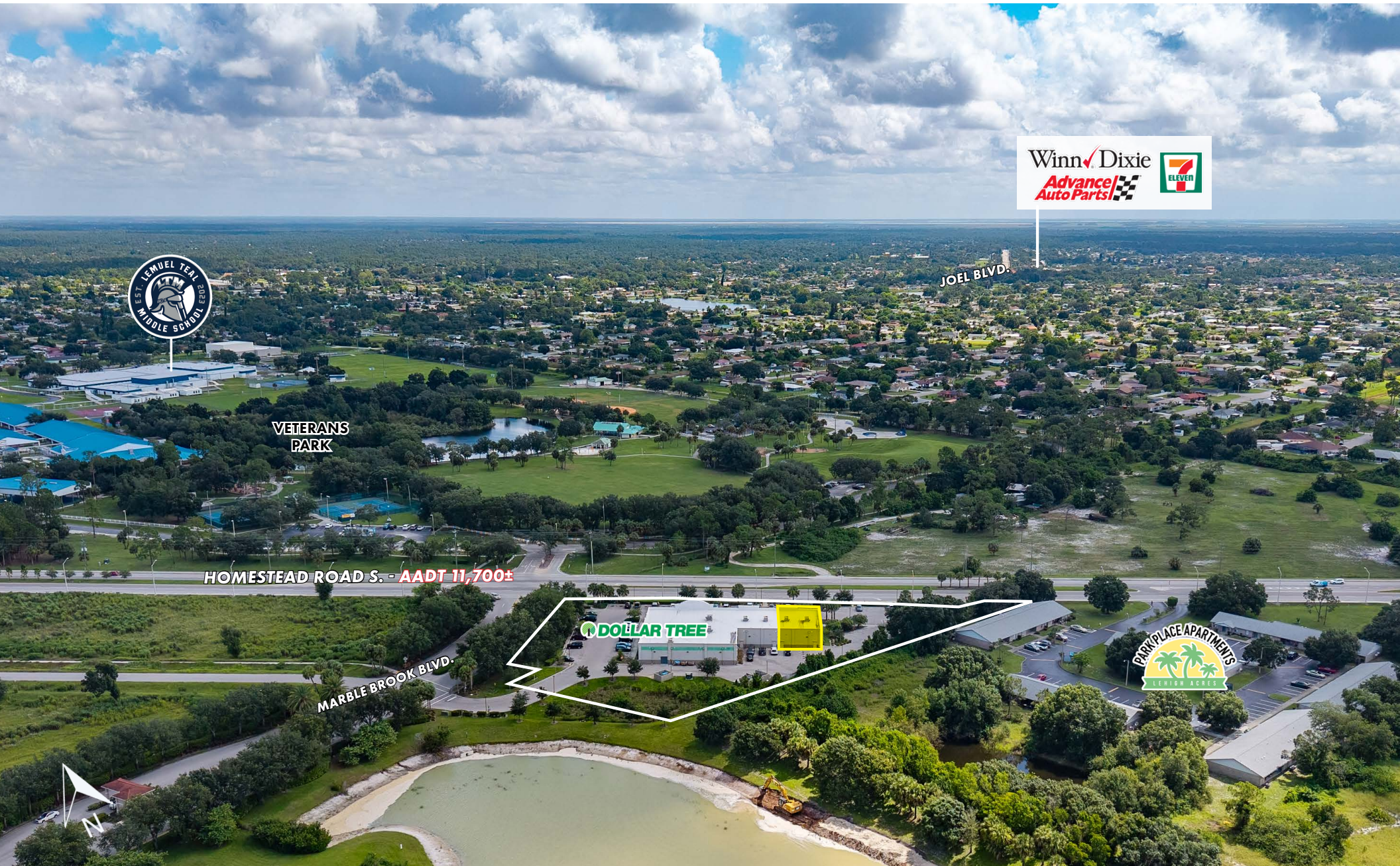
- End-Cap Unit Available: 1,300–2,600± Sq. Ft.
- Ample Parking Available with 6 spaces per 1,000 Sq. Ft.
- Constructed 2019
- Monument Signage Available
- Use Restrictions, inquire for allowable uses
- In the direct path of residential growth



PROPERTY AERIAL



PROPERTY AERIAL

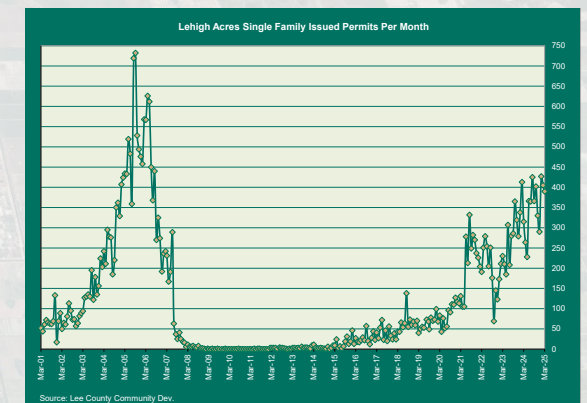


LEHIGH ACRES

NEW CONSTRUCTION PERMITS

Lehigh Acres issued 4,258 permits for new single-family homes for the year ending March 2025, marking a 21.5% increase from the previous year.

The monthly record was set in February 2024 with 413 permits, which was surpassed in August 2024 with 425 permits. To compare, only 3,500 single-family permits were issued from 2012 to 2020, while over 9,500 were issued from 2022 to the end of 2024. Permit activity is expected to remain steady over the next 12 months, as Lehigh is a target area for affordable housing in Lee County.



LOCATION

AREA DEMOGRAPHICS

1 MILE RADIUS

POPULATION



8,705

HOUSEHOLDS



3,226

MEDIAN INCOME



\$51,898

3 MILE RADIUS

POPULATION



43,790

HOUSEHOLDS



15,298

MEDIAN INCOME



\$61,038

5 MILE RADIUS

POPULATION



82,252

HOUSEHOLDS



27,065

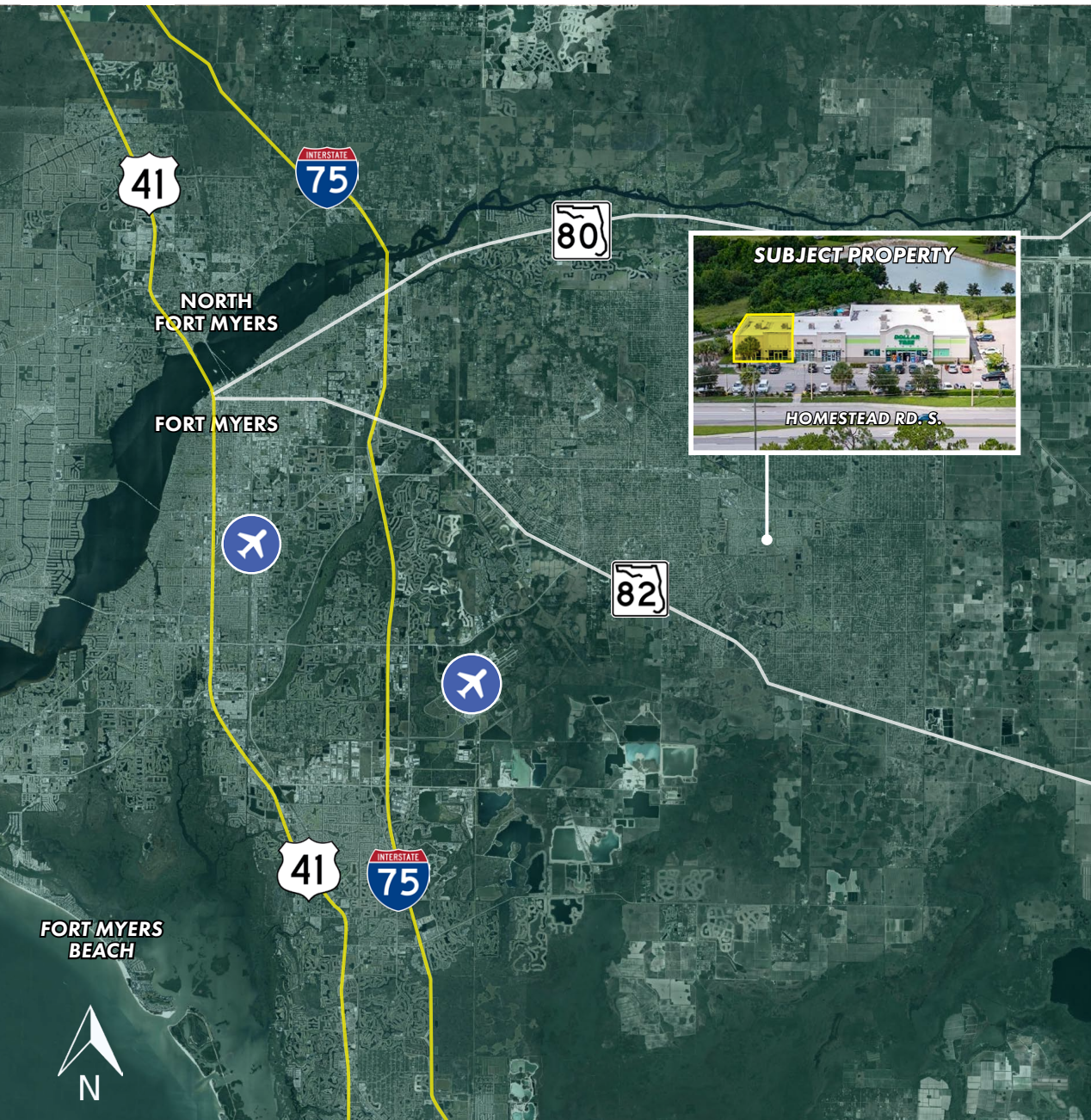
MEDIAN INCOME



\$62,947

LOCATION HIGHLIGHTS

- 2.3± miles to Publix
- 2.7± miles to Lee Boulevard
- 3 miles to HCA Florida Lehigh Hospital
- 4.3 miles to State Road 82
- 12.9 miles to I-75
- 17.3 miles to SWFL International Airport (RSW)





LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Landlord. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Landlord has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Tenant may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Landlord and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Tenant to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Tenant acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the potential Tenant, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Tenant will be a qualified and with significant experience and be willing to be interviewed by the LSI Companies team.