

950 N STATE ROAD 29
LABELLE, FL 33935

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



FOR SALE
SHOWROOM / WAREHOUSE
WITH OUTDOOR STORAGE

YOUR LOCAL MARKET **EXPERT** | LOCAL EXPERTISE | INTERNATIONAL REACH
9979 Gulf Logistics Drive, Suite 210 | Fort Myers, Florida 33913
7400 Trail Boulevard, Suite 101 | Naples, Florida 34108
Lee-FL.com



Strategically located along State Road 29 in LaBelle, this property offers prime highway visibility, flexible commercial potential, and a well-appointed 3,200± SF showroom ideal for a variety of retail or operational uses.

The site features two dedicated entrances off State Road 29 for smooth traffic flow and easy access, along with secure perimeter fencing. Approximately 1.7± acres of outdoor storage further enhances functionality for users requiring both display and yard space.

This property represents a rare opportunity to capitalize on visibility, versatility, and long-term commercial growth in the LaBelle market.



\$1,900,000
ASKING PRICE

12,620± SF
TOTAL OF BOTH BUILDINGS

2.64± ACRES
LAND SIZE

C3 - COMMERCIAL
ZONING

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PARCEL ID



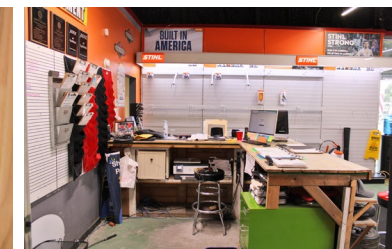
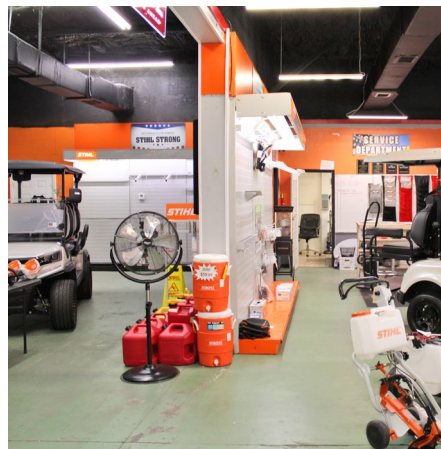
MAIN BUILDING INFORMATION

SIZE (SF)	11,060± TOTAL ▪ 7,860± SF WAREHOUSE ▪ 3,200± SF SHOWROOM/OFFICE
YEAR BUILT	1984
DRIVE IN DOORS	6
CLEAR HEIGHT	14' - 20' IN CENTER
POWER	600 AMPS, 3 PHASE POWER



BUILDING 2 INFORMATION

SIZE (SF)	1,560± SF TOTAL ENCLOSED • 1,434± SF WAREHOUSE • 126± SF OFFICE • 2,200± SF CANOPY
YEAR BUILT	1974
DRIVE IN DOORS	2





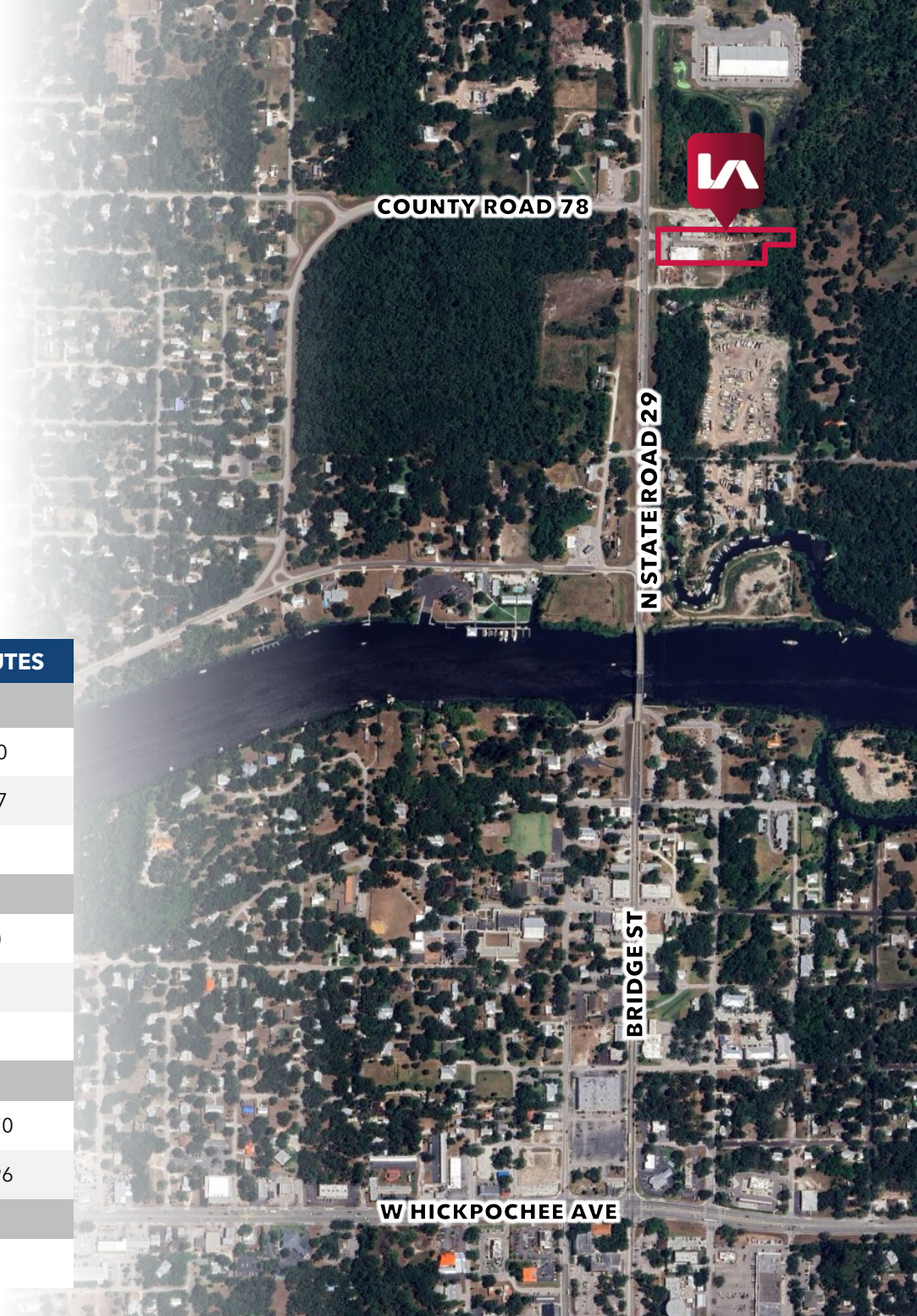
AREA OVERVIEW

HIGH-VISIBILITY HIGHWAY MARKET

State Road 29 is a primary north-south corridor, delivering steady traffic and strong exposure for commercial users.

LOCATION DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION			
2025 POPULATION	6,139	17,429	24,430
2030 POPULATION PROJECTION	6,453	18,474	24,877
MEDIAN AGE	36.4	34.8	35.1
HOUSING			
2025 HOUSEHOLDS	2,057	5,614	7,590
2030 HOUSEHOLD PROJECTION	2,209	6,094	8,261
AVERAGE HOUSEHOLD SIZE	2.83	2.92	2.89
INCOME			
AVERAGE HOUSEHOLD INCOME	\$74,022	\$76,448	\$77,870
MEDIAN HOUSEHOLD INCOME	\$52,961	\$49,349	\$51,296
TRAFFIC COUNTS			
2024 TRAFFIC COUNTS	20,400 AADT		



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MARKET ADVISORS

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