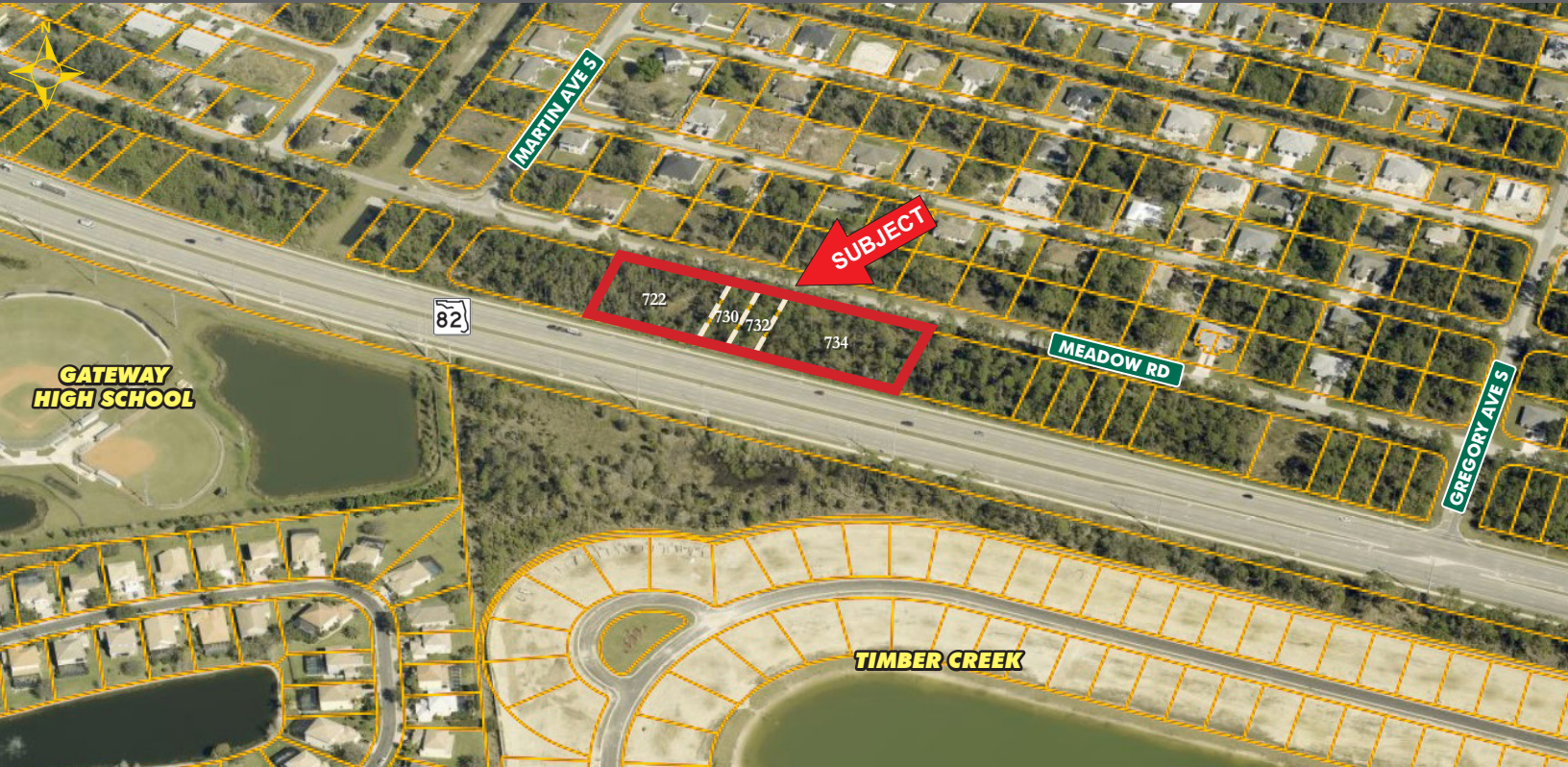


# 2.21 ± ACRE COMMERCIAL SITE IN WEST LEHIGH OPPORTUNITY ZONE

## FOR SALE

722-734 MEADOW ROAD, LEHIGH ACRES, FL 33973



- PRICE:** \$1,655,000 @ \$17.19 PSF or \$748,869/Acre
- SIZE:** 2.21± Acres (96,250± SF) – 550'± Road Frontage x 175'±
- LOCATION:** Located on Meadow Road with visibility from State Road 82, 1.4± miles west of Daniels Parkway, across from Gateway High School
- ZONING:** C-2 – Commercial (Lee County) [Click here for zoning info](#)
- F.L.U.:** Central Urban (Lee County)
- RE TAXES:** \$4,060.99 (2023)
- PARCEL ID:** 722 Meadow Road: 05-45-26-04-00024.0060  
730 Meadow Road: 05-45-26-04-00024.0100  
732 Meadow Road: 05-45-26-04-00024.0110  
734 Meadow Road: 05-45-26-04-00024.0120

### OPPORTUNITY ZONE

This 2.21± acre C-2 zoned property comprises 11 lots across 4 parcels, offering prime development potential. Boasting 550'± of frontage on both State Road 82 and Meadow Road, this site is strategically positioned in a high-traffic area surrounded by growing residential communities. Located within a Lee County Opportunity Zone, this property presents significant tax incentive benefits for investors. Its proximity to Southwest Florida International Airport and I-75—just a 15-minute drive—ensures seamless regional and statewide accessibility. State Road 82 is a heavily traveled east-west thoroughfare, linking Fort Myers, Lehigh Acres, and Immokalee. State Road 82's traffic volume provides access to key residential, commercial, and recreational hubs, enhancing connectivity to Florida's broader market.

### CONTACT

**FRED KERMANI, CCIM, AIA**  
Partner

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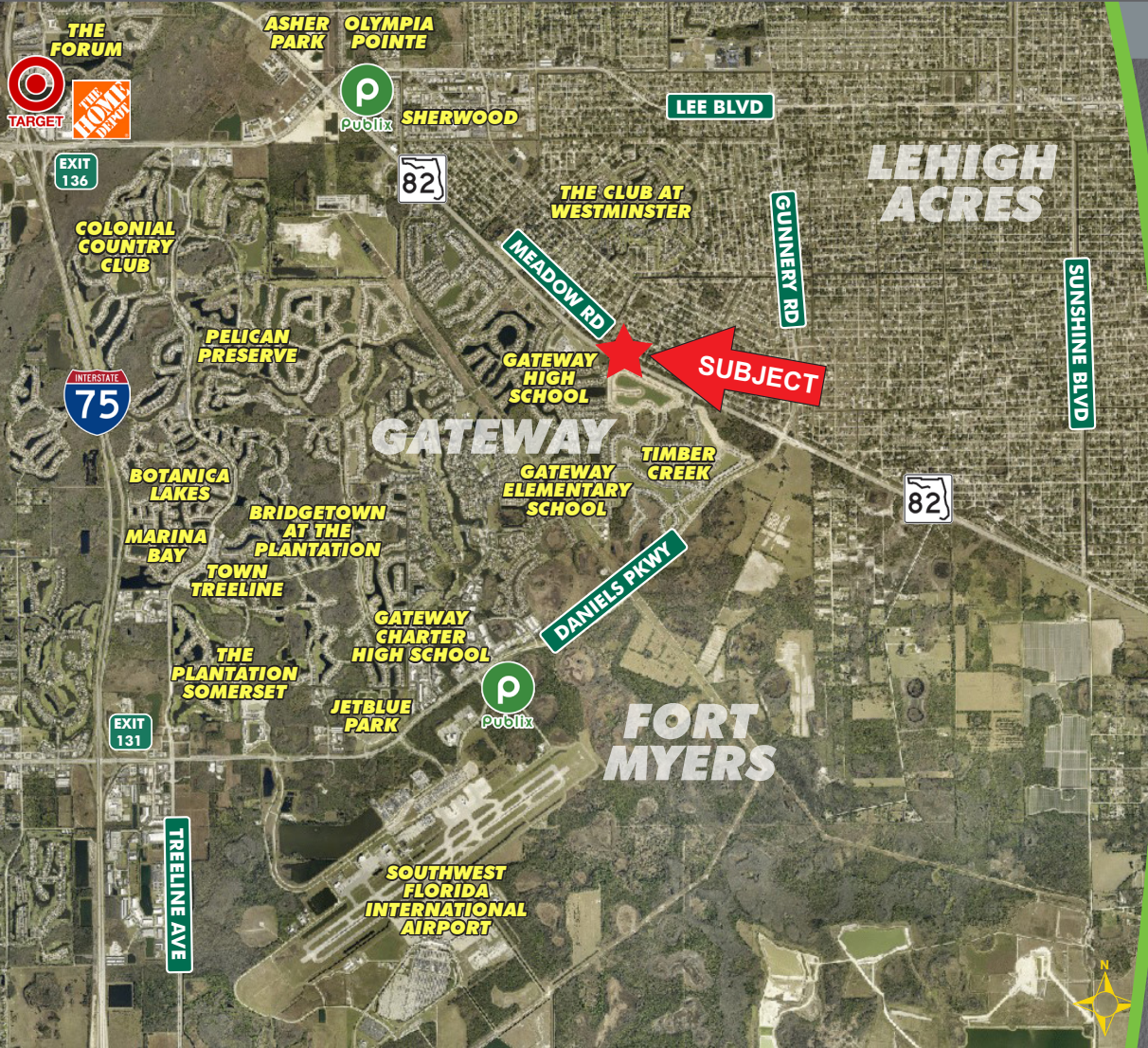
12140 Carissa Commerce Ct, Suite 102  
Fort Myers, FL 33966

1100 Fifth Ave. S, Suite 404  
Naples, FL 34102

# 2.21 ± ACRE COMMERCIAL SITE IN WEST LEHIGH OPPORTUNITY ZONE

## FOR SALE

722-734 MEADOW ROAD, LEHIGH ACRES, FL 33973



## HIGHLIGHTS

- Lee County Opportunity Zone, offering tax incentives for investors
- 550'± frontage on State Road 82 and Meadow Road, with excellent visibility
- High-traffic east-west corridor, connecting key residential and commercial areas
- C-2 zoning, ideal for a variety of commercial uses
- Surrounded by growing residential communities, increasing demand

## CONTACT

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2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	11,178	55,769	102,663
EST. HOUSEHOLDS	3,708	19,500	36,725
EST. MEDIAN HOUSEHOLD INCOME	\$84,710	\$77,883	\$80,510
TRAFFIC COUNTS (2023)	1,100 AADT (Meadow Road) 33,500 AADT (State Road 82)		

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