

FOR SALE/LEASE • PRIME RETAIL & MULTIFAMILY LAND
 3614, 3650 5TH ST W • LEHIGH ACRES, FL 33971



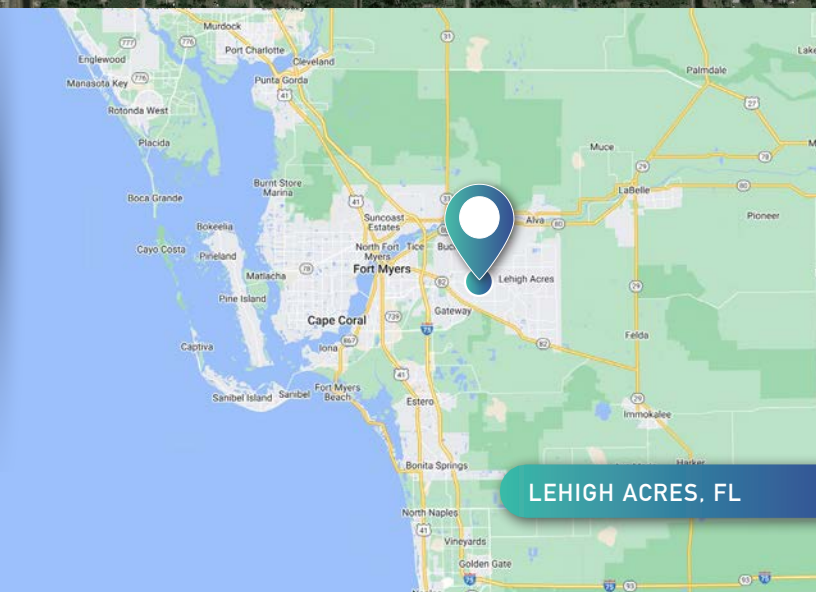
PROPERTY FEATURES

PRICE:
 CALL FOR DETAILS

- AVAILABLE:**
- Parcel C - 10.69± AC
 - OP4 - 1.16± AC
 - OP5 - 0.87± AC

ZONING:
 MPUD

LOCATION:
 The subject site is strategically positioned in the heart of Lehigh Acres along Lee Blvd at Sunniland Blvd just west of Sunshine Blvd S.



LEHIGH ACRES, FL

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LEE & SUNNILAND

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SITE PLAN



PENDING
MULTIFAMILY

PENDING
RETAILER

PARCEL C
10.69± AC

SUNSHINE ELEMENTARY
1,127± Students

PENDING
QSR

PENDING
RESTAURANT

PENDING
RESTAURANT

OP4
1.16± AC

OP5
0.87± AC

PENDING
BANK

TIRECHICE
AUTO SERVICE CENTERS

WAFLE
HOUSE

LEE BLVD

884

50,000± VPD

PROPOSED
TRAFFIC LIGHT &
ACCESS

FAMILY HEALTH
CENTERS



trinitycre.com

9450 Corkscrew Palms Cir • Suite 101 • Estero, FL 33928
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This information is considered accurate, but not guaranteed.

MEMBER OF:
SITE SOURCE
RETAIL BROKER NETWORK

PERMITS PULLED

2020	1,149
2021	2,606
2022	2,628
2023 YTD (November)	3,354



**LEHIGH ACRES
POPULATION: 124,523**



2023 DEMOGRAPHICS	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
EST. POPULATION:	7,395	57,104	108,310
EST. EMPLOYMENT DENSITY:	1,406	8,900	18,254
MEDIAN H.H. INCOME:	\$56,539	\$58,243	\$64,613

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