



# 5600 LEE BLVD

FOR SALE/GROUND LEASE · PRIME RETAIL DEVELOPMENT  
5600 LEE BLVD · LEHIGH ACRES, FL 33971

PARCEL	TENANT	ACRES
1	PENDING	2.08
2	AVAILABLE	1.59 (1.29 Net Usable)
3	AVAILABLE	1.73 (1.45 Net Usable)
4	FARMER JOE'S	10.87



LEE BLVD 39,500± VPD  
 PROPOSED LIGHT  
 Advance Auto Parts  
 8th St W  
 8th St W  
 DOLLAR TREE  
 ZAXBY'S  
 Lee Blvd  
 Timmers Ln



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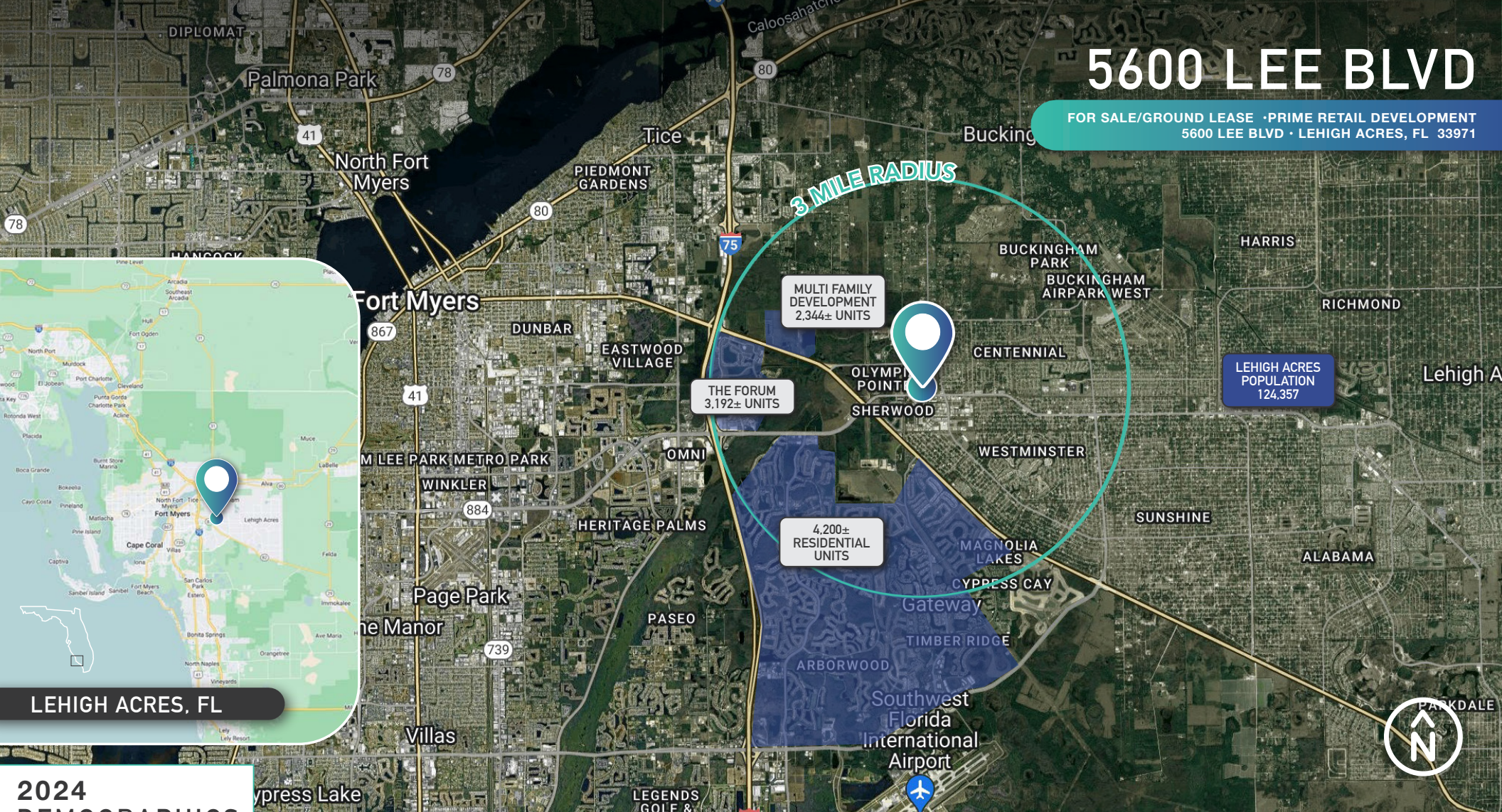
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LEHIGH ACRES, FL

## 2024 DEMOGRAPHICS

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	1 MILE	3 MILE	5 MILE
AVERAGE H.H INCOME	\$112,228	\$118,688	\$115,455
POPULATION	4,925	43,851	104,747
EMPLOYMENT DENSITY	3,357	8,891	28,783

## PROPERTY FEATURES

<b>PRICE</b>	CALL FOR DETAILS
<b>AVAILABLE</b>	1.59 - 3.32 ± AC
<b>ZONING</b>	PUD
<b>LOCATION</b>	The subject site is located on the NWQ of Lee Blvd and Alvin Ave.

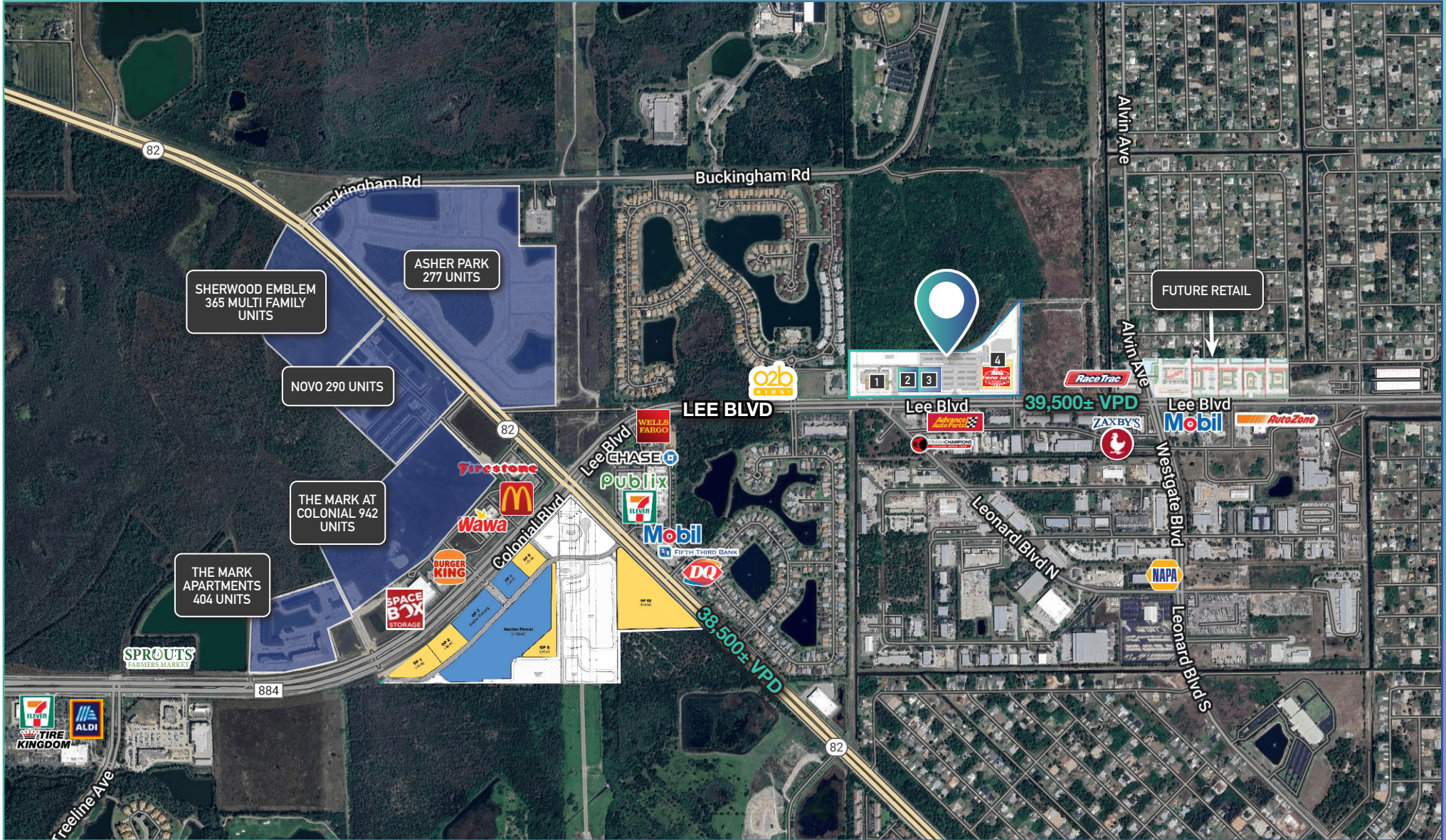


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**SITE SOURCE**  
RETAIL BROKER NETWORK