



LSI
COMPANIES

OFFERING MEMORANDUM

LEHIGH TOWNE CENTER

2,325± SQ. FT. END-CAP OFFICE UNIT FOR LEASE - LEHIGH ACRES, FL

PROPERTY SUMMARY

Property Address: 25 Homestead Road N.
Lehigh Acres, FL 33936

County: Lee

Property Type: Commercial

Available Unit Size: 2,325 Sq. Ft. (Suite 41)

Building Size: 60,000± Sq. Ft.

Available Unit Size: 2,325± Sq. Ft.

Zoning: C-2

LEASE RATE:

\$13 PSF NNN
\$7.00 CAM

LSI
COMPANIES
LSICOMPANIES.COM

SALES EXECUTIVE



Mike Trivett
Sales Associate



DIRECT ALL OFFERS TO:

Mike Trivett

mtrivett@lsicompanies.com

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

LSI Companies is pleased to present this 2,325± Sq. Ft. End-Cap Office Unit available for lease in the Lehigh Towne Center.

Conveniently located along Homestead Road, with multiple points of access and within a dense and growing commercial area. Suite 41 offers premium signage visibility directly above the unit, with an additional opportunity for placement on the pylon sign.

Tenants have the convenience of on-site lunch and coffee options, retail services, and an on-site security staff. The parking lot was recently resealed and re-striped, with convenient parking available directly in front of, and to the northwest side of, the suite.

Please do not disturb the operating business and direct all communication through LSI Companies.



PROPERTY HIGHLIGHTS

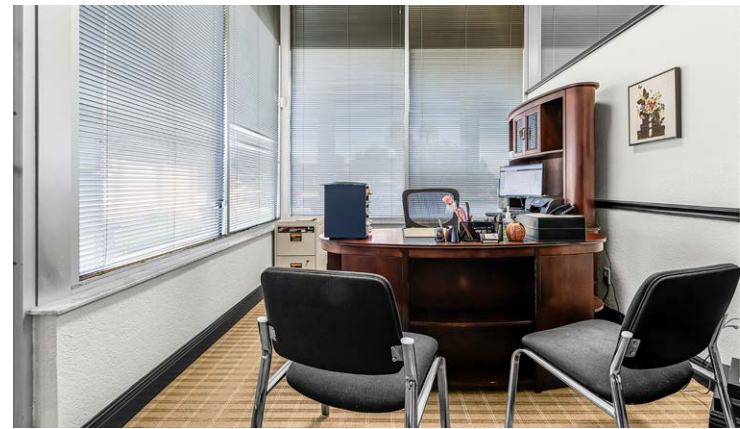
- (6) Private Offices
- (2) Restrooms
- Reception Area
- Large Conference Room
- Storage Closet
- Full-Size Break Room/Kitchen
- Ceiling Heights: 8' to 11'
- Move-In Ready Condition
- Available March 2026
- Opportunity for placement on Pylon Sign



UNIT EXTERIOR



UNIT INTERIOR



PROPERTY AERIAL



PROPERTY AERIAL



PROPERTY AERIAL

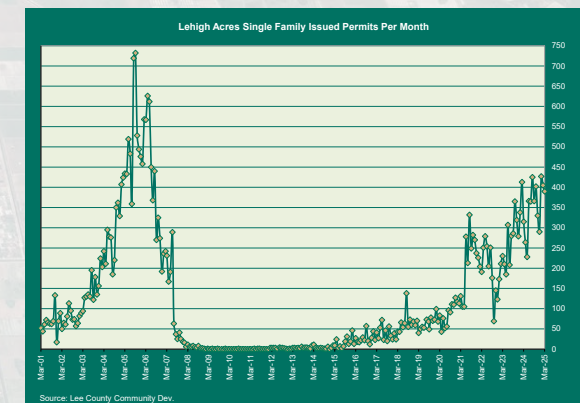


LEHIGH ACRES

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.

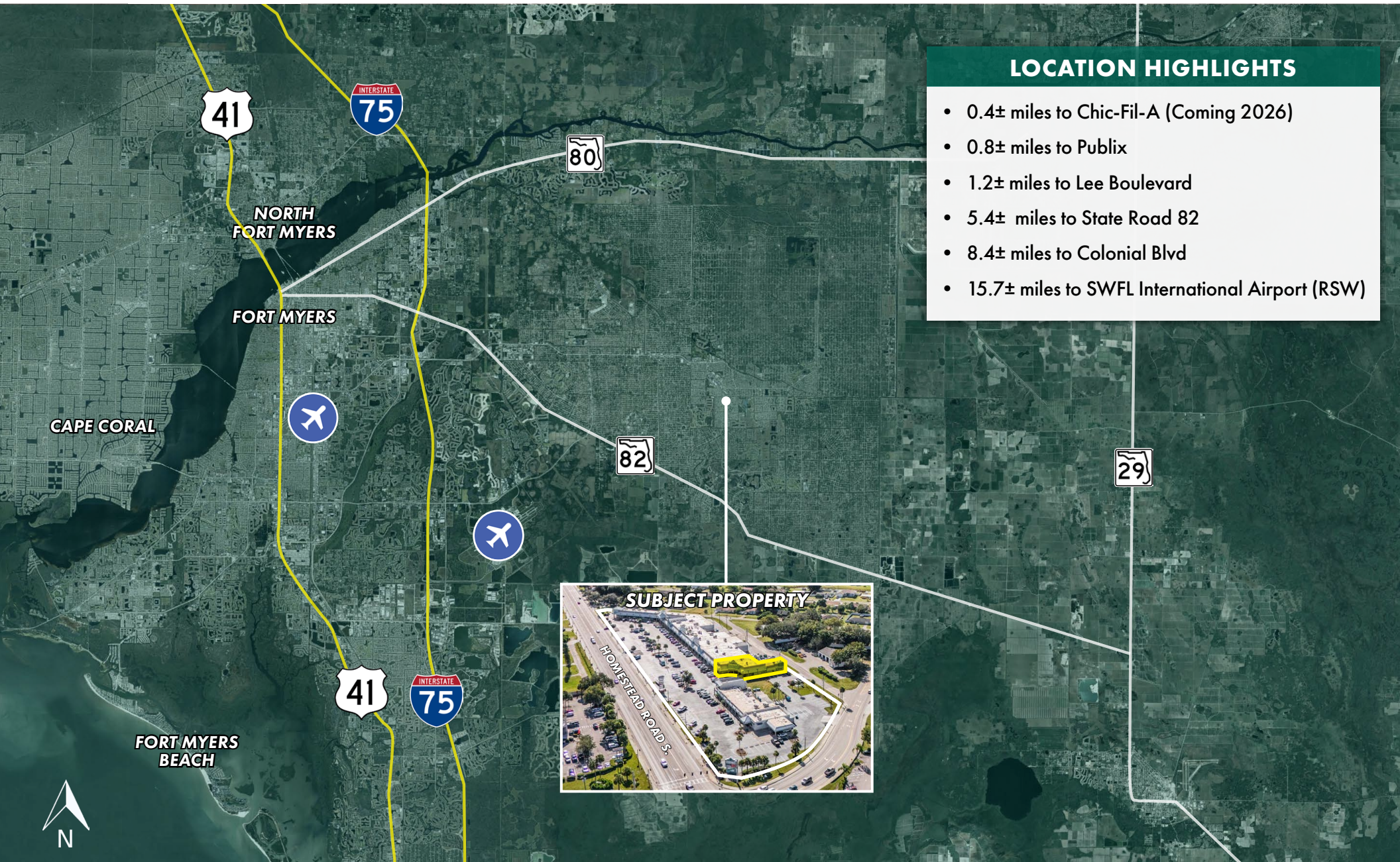
The monthly record was set in February 2024 with 413 permits, which was surpassed in August 2024 with 425 permits. To compare, only 3,500 single-family permits were issued from 2012 to 2020, while over 9,500 were issued from 2022 to the end of 2024. Permit activity is expected to remain steady over the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



LOCATION

LOCATION HIGHLIGHTS

- 0.4± miles to Chic-Fil-A (Coming 2026)
- 0.8± miles to Publix
- 1.2± miles to Lee Boulevard
- 5.4± miles to State Road 82
- 8.4± miles to Colonial Blvd
- 15.7± 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.