

# Flex Space in Westgate

5471 LEE ST #103, LEHIGH ACRES, FL 33971

# LEASE

Industrial Flex



## CALL TODAY

- \$16/SF NNN
- 2,000/SF
- 846/SF warehouse
- 12ft grade level, roll up door
- Call Theresa today !Habla Espanol!



## CALL TODAY

This is not your typical lackluster, industrial business park. The interior is as pristine as the exterior, in that old Florida style.

Zoning is IL (Light Industrial) - Lee County.

846/SF is open warehouse with a restroom and a 12ft bay door, grade level.

The office portion has a large reception/showroom area, 3 offices, a combined conference/break area as well as another restroom.

A few driving minutes to Lee Blvd - Lehigh's main artery.

Within 7 minutes to I-75 North & Southbound.

Call Theresa Today - !Habla espanol!



**Theresa Blauch-Mitchell, CCIM**

1922 VICTORIA AVE STE A FT MYERS, FL 33901

239.265.2628

theresa@ccim.net

FL #BK3202944

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

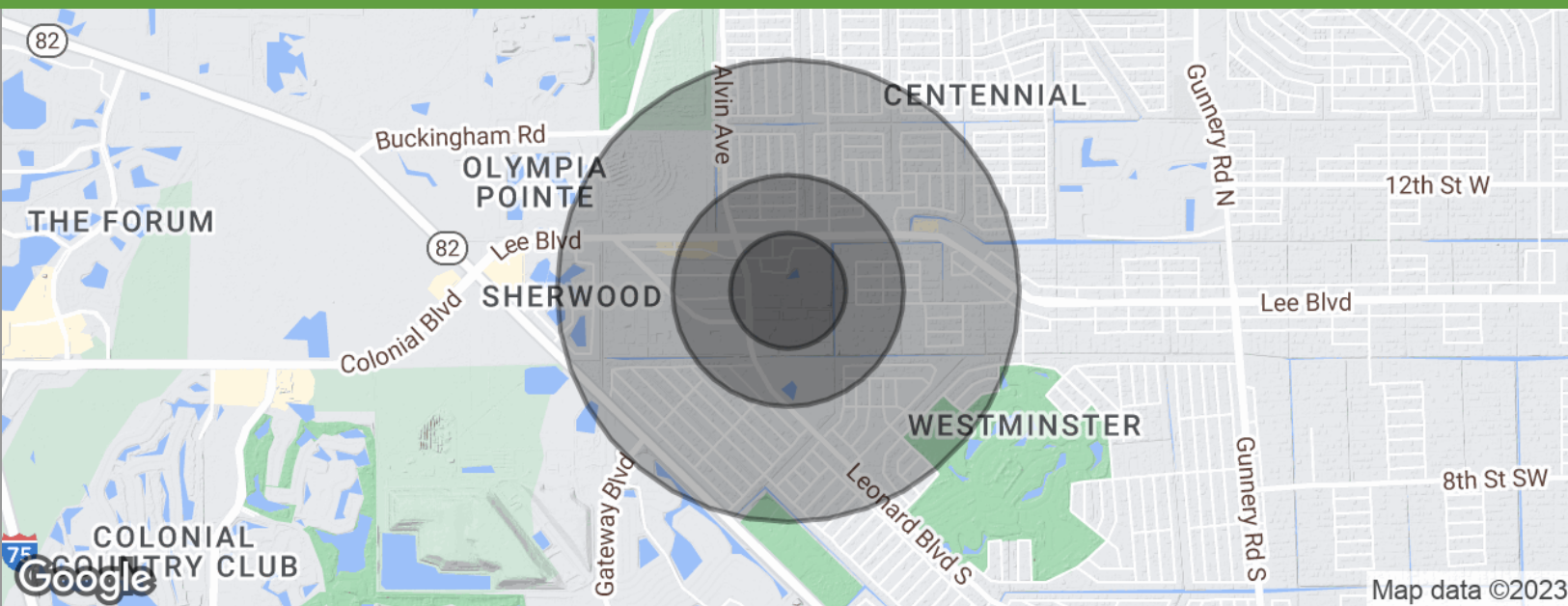
[www.SperryCGA.com](http://www.SperryCGA.com)

# Flex Space in Westgate

# FOR LEASE

5471 LEE ST #103, LEHIGH ACRES, FL 33971

Industrial Property



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	379	1,825	8,210
Median age	30.0	32.6	31.6
Median age (Male)	29.7	31.4	29.7
Median age (Female)	30.1	32.3	32.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	101	497	2,316
# of persons per HH	3.8	3.7	3.5
Average HH income	\$52,092	\$60,773	\$66,810
Average house value	\$198,018	\$208,189	\$214,924

\* Demographic data derived from 2020 ACS - US Census



**Theresa Blanch-Mitchell, CCIM**  
1922 VICTORIA AVE STE A FT MYERS, FL 33901  
239.265.2628  
theresa@ccim.net  
FL #BK3202944

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

[www.SperryCGA.com](http://www.SperryCGA.com)