

3507 LEE BLVD

LEHIGH ACRES, FL 33971

Professional Office Building For Lease



PROPERTY HIGHLIGHTS

- Tailored for Medical and Professional Office Users
- Ample Parking
- Located on the only major East/West road in Lehigh Acres

PROPERTY DETAILS

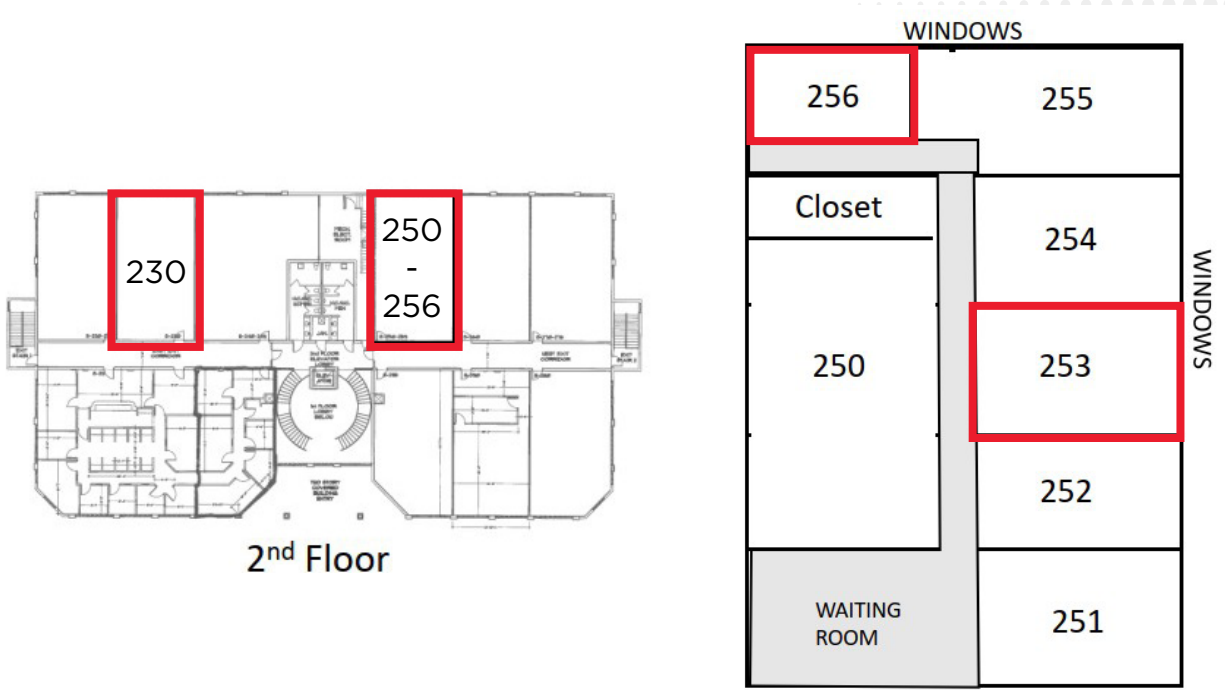
Lease Rate	\$22-\$40 MG
Parking	114 surface spaces
Year Built	2007
Submarket	Lehigh



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Suite	Size (SF)	Monthly Total	Available Date
230	1,361 SF	\$2,495.17	7/01/2026
253	120 SF	\$400.00	12/01/2025
256	158 SF	\$523.67	12/01/2025



SPACE HIGHLIGHTS

- Fully Built Out Office and Executive Suite
- 2nd Floor Location
- Private Interior Space
- Move-In Ready
- Easy Access to Waiting Room
- Professional Environment

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,480	52,321	101,928
TOTAL HOUSEHOLDS	1,908	16,468	33,339
ANNUAL POPULATION GROWTH 2024-2029	3.5%	3.6%	3.6%