

GUNNERY ROAD N.

5TH STREET W.

LEE BLVD. - AADT 54,500±

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OFFERING MEMORANDUM

4306 LEE BOULEVARD

8% CAP RATE | SINGLE-TENANT RESTAURANT INVESTMENT - LEHIGH ACRES, FL

PROPERTY SUMMARY

Property Address: 4306 Lee Boulevard
Lehigh Acres, FL 33971

County: Lee

Property Type: Commercial
Single Tenant Restaurant

Property Size: 1.00± Acres

Building Size: 2,779± Sq. Ft.

Zoning: Commercial Planned Development
(CPD)

Tax Information: \$11,936.54 (2025)

STRAP Number: 28-44-26-L3-07070.0180;
070.0190;
07070.0170;
07070.0100

LIST PRICE:
\$1,299,000
\$467.23 PSF

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SALES EXECUTIVE



Mike Trivett
Sales Associate



DIRECT ALL OFFERS TO:

Mike Trivett

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OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

A rare opportunity to acquire a single-tenant 100% leased commercial restaurant building on Lee Boulevard.

The building is currently leased by a multi-unit restaurant. The site is composed of a 2,779± Sq. Ft. building situated on 1± acre, with ample on-site parking. The site benefits from ideal traffic exposure (54,500± AADT) along Lee Boulevard. Large commercial retail developments currently underway both east and west of the property, including a 15,000± Sq. Ft. commercial plaza development order for the property directly west of subject.

Lehigh Acres is the 16th largest city in Florida by population count, with 132,353, according to 2026 data. The subject benefits from both east and west traffic counts, accessibility to SR-82 (3.6± miles west), and close proximity to Colonial Boulevard and I-75.

INVESTMENT HIGHLIGHTS:

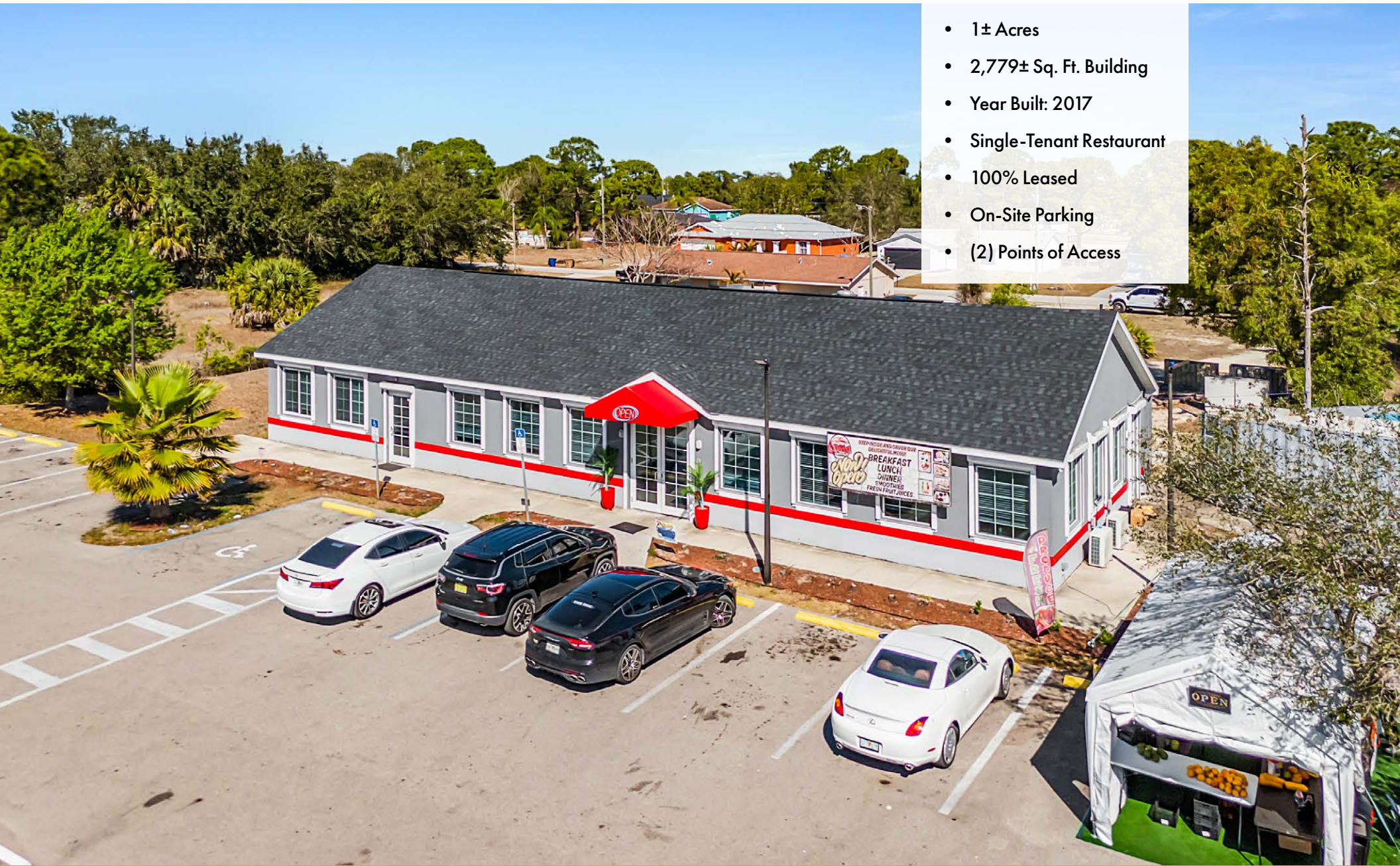
- 8% Cap Rate
- Lease Structure: NN (Roof, Structure, Property Taxes)

Contact the Listing Broker for NDA and Investment Details



PROPERTY HIGHLIGHTS

- 1± Acres
- 2,779± Sq. Ft. Building
- Year Built: 2017
- Single-Tenant Restaurant
- 100% Leased
- On-Site Parking
- (2) Points of Access



PROPERTY AERIAL



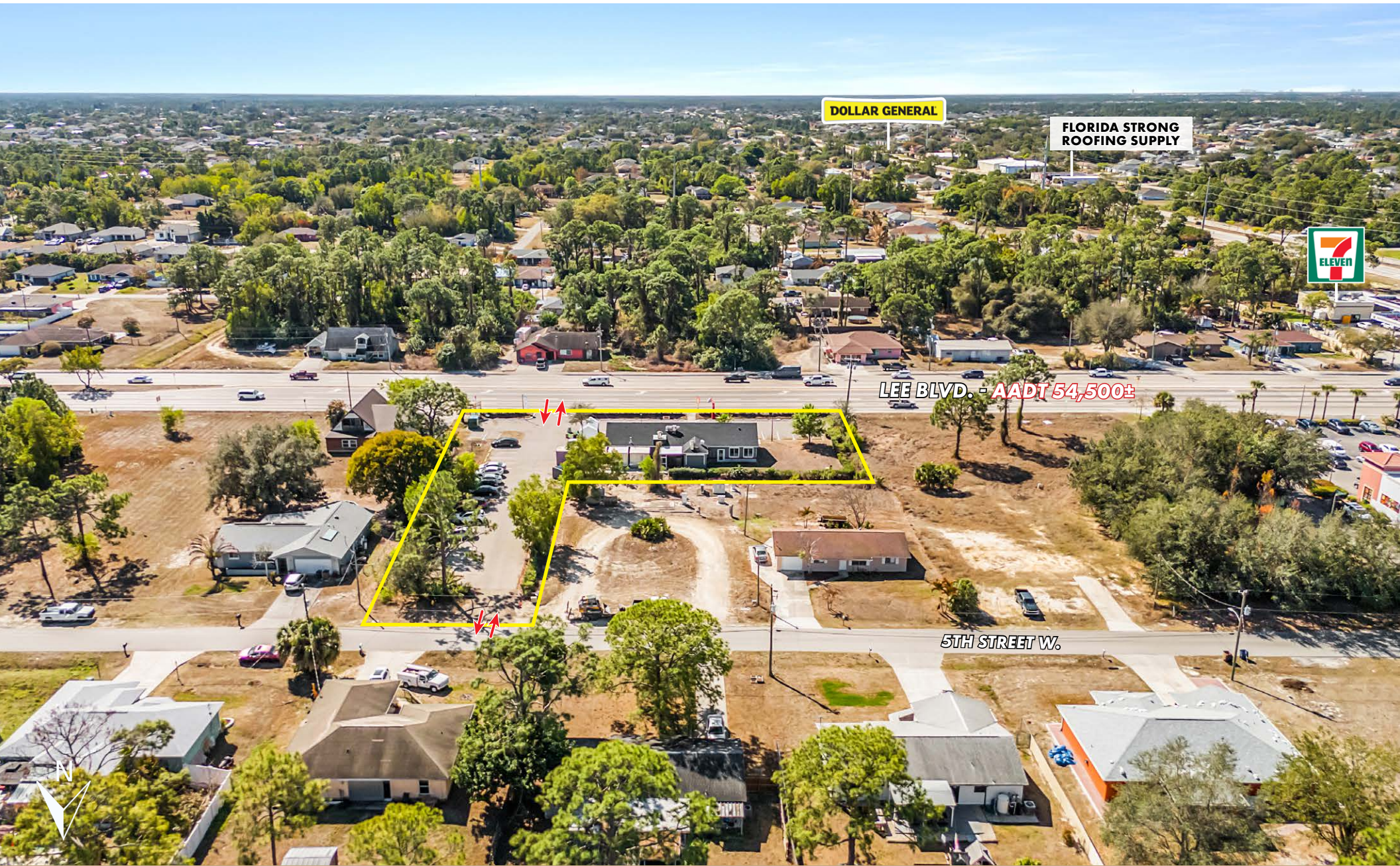
LEE BLVD. - AADT 54,500

GUNTERY ROAD N.

5TH STREET W.



PROPERTY AERIAL



DOLLAR GENERAL

FLORIDA STRONG
ROOFING SUPPLY



LEE BLVD. - AADT 54,500±

5TH STREET W.

PROPERTY AERIAL

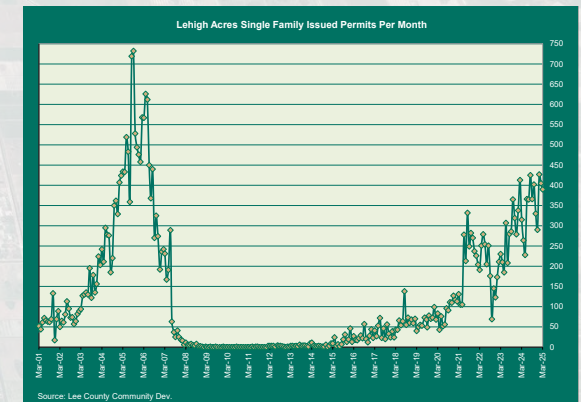


LEHIGH ACRES

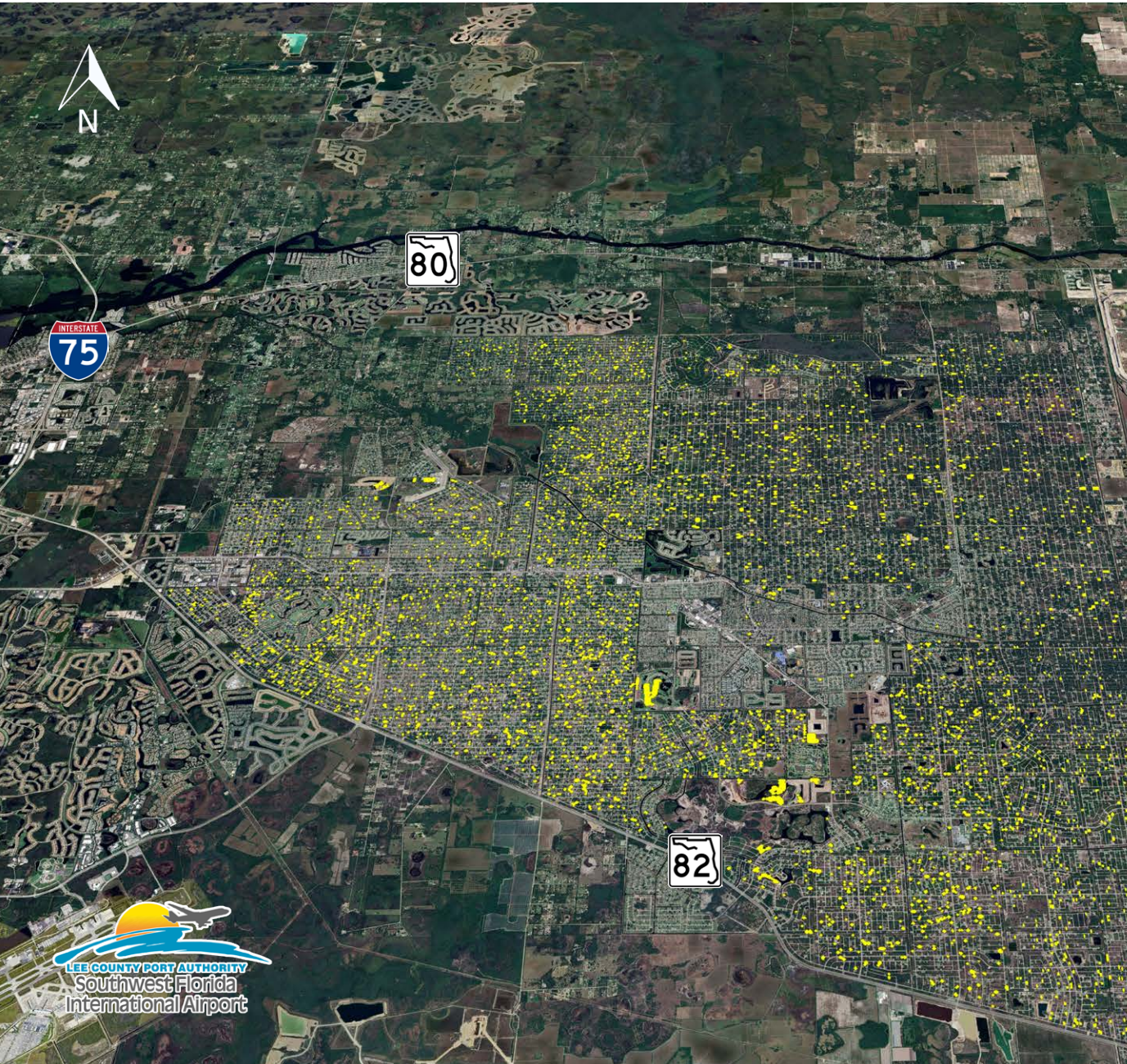
NEW CONSTRUCTION PERMITS

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.

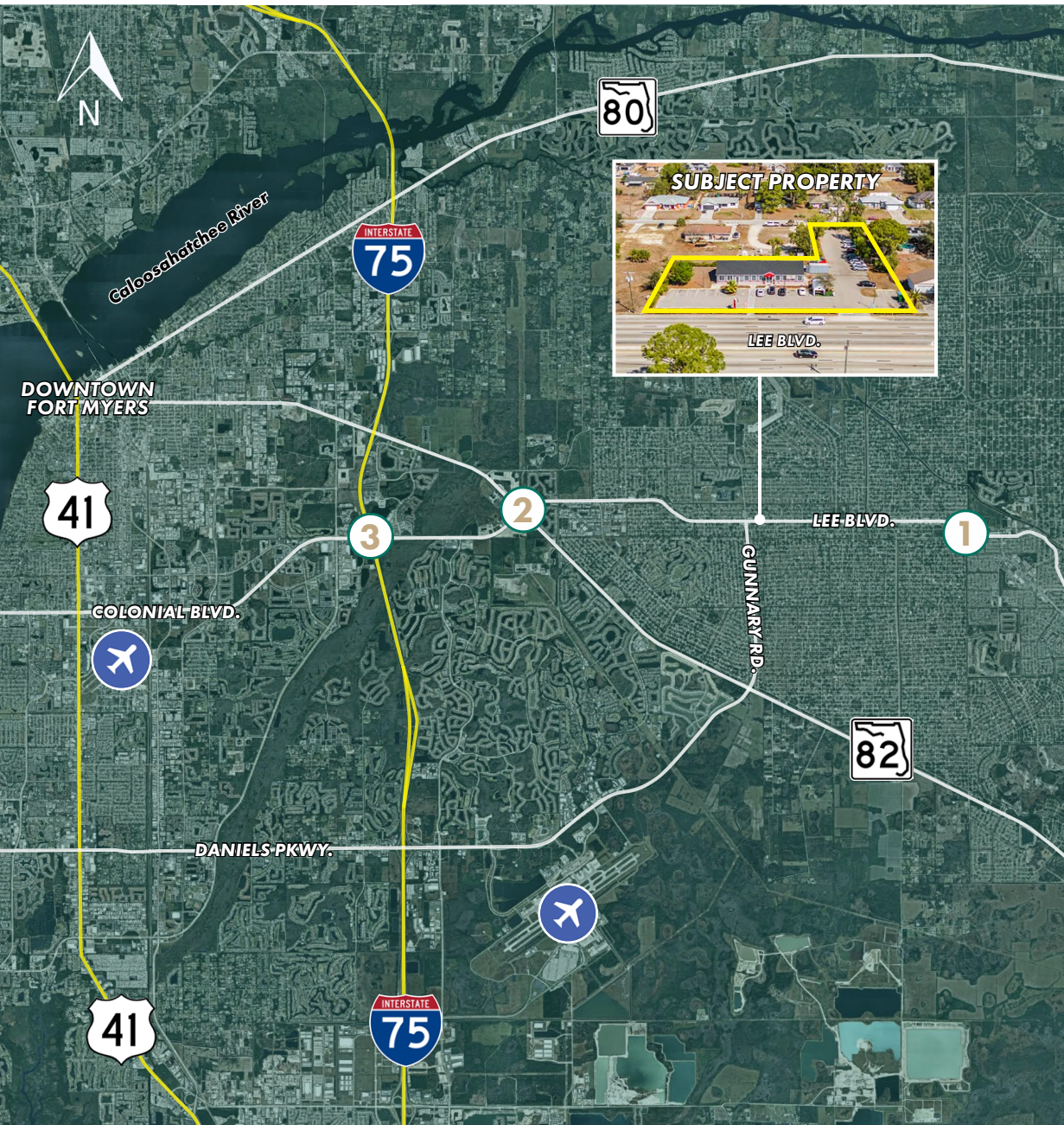
The monthly record was set in February 2024 with 413 permits, which was surpassed in August 2024 with 425 permits. To compare, only 3,500 single-family permits were issued from 2012 to 2020, while over 9,500 were issued from 2022 to the end of 2024. Permit activity is expected to remain steady over the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



Source: Lee County Community Dev.



LOCATION



SURROUNDING RETAIL

1. LEE BOULEVARD



2. CROSSROADS SHOPPING CENTER



2. CYPRESS WOODS & COLONIAL SQUARE



LOCATION HIGHLIGHTS

- 2.7± miles to Daniels Parkway
- 3.1± miles to Walmart Supercenter
- 3.6± miles to SR-82
- 6± miles to I-75
- 12.7± miles to SWFL International Airport (RSW)



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