

Lehigh Acres Florida

RETAIL PAD SITES



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📍 NE Corner of Alvin Ave. & Lee Blvd. Lehigh Acres, FL. 33971

SITE HIGHLIGHTS

- **Hard corner 6.4-acre retail development** in Lehigh Acres at the NE corner of Lee Blvd & Westgate Blvd. Owner to deliver master infrastructure and utilities stubbed to individual lots.
- **Hard corner location with new deceleration/turn lanes** with two access point off Lee Blvd, along with three rear access points.
- **40,000+ VPD on Lee Blvd and 17,000 VPD on Westgate Blvd**, with over 2.5 million daily impressions in 2023.
- **Site is located adjacent to the 145th busiest C-Store (RaceTrac) in the nation**, with 694,000 annual visits according to PlacerAI.
- **C-2 Zoning** allows QSR, Automotive, Car Wash, Restaurant, Medical and a variety of other retail and commercial uses. Located in a Mixed-Use Overlay, which offers reduce site standards to maximize usability.

SITE DATA

LOT 1	2.20 AC
LOT 2	1.00 AC
LOT 3	1.01 AC
LOT 4	1.08 AC
LOT 5	1.00 AC
TOTAL	6.30 AC
R/W DEDIC.	0.14 AC
TOTAL SITE	6.44 AC



- **Ideal location for QSR, restaurants, retail, and medical office.**
- **Located on the busiest east/west thoroughfare in a rapidly growing retail corridor**, with close proximity to I-75.
- **Lehigh Acres is experiencing rapid growth** as a Fort Myers submarket. Fort Myers was named the #1 fastest growing city in the US by Quicken Loan with 172% increase in residential listing activity.

GET IN TOUCH

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MASTER DEVELOPER DELIVERED INFRASTRUCTURE



- Clearing of 6.44 acres
- Shared master detention system
- Two access points from Lee Blvd with turn lanes
- Cross access road running parallel with Lee Blvd
- Water main re-route to add turn lanes on Lee Blvd. Sleeved provided under cross access road to allow for easy connection to individual lots based on their specific connection needs
- Pads will be filled and graded as shown in the attached. There will be a 60 x 70 graded pad. The remainder will be rough graded to allow for drainage following the arrows.
- Sanitary Sewer connection brought under cross access road. Developer to bore under Lee Blvd to bring sewer to site
- FPL runs along Lee Blvd. Each tenant will need to work directly with FPL to obtain their required power needs. There will be four 4" sleeves under the cross access road to each lot. These will be used for water, irrigation, and dry utilities (electrical).
- Installation of perimeter landscaping
- Installation of new perimeter sidewalks
- Widening of Brookfield street at rear of site
- ADA crosswalk improvements at Lee Blvd & Alvin Ave



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