

PINELLAS ST

IMMOKALEE, FL 34142

29

Westclox St

N 15th St

Pinellas St

New Market Rd



GROUND LEASE OR BUILD-TO-SUIT SIGNALIZED CORNER

LAND SIZE

0.98± Acres (42,000 SF)

GROUND LEASE RATE

\$95,000/Year

ZONING

C-1 Commercial
(SR29COSD Overlay)



**LEE &
ASSOCIATES**

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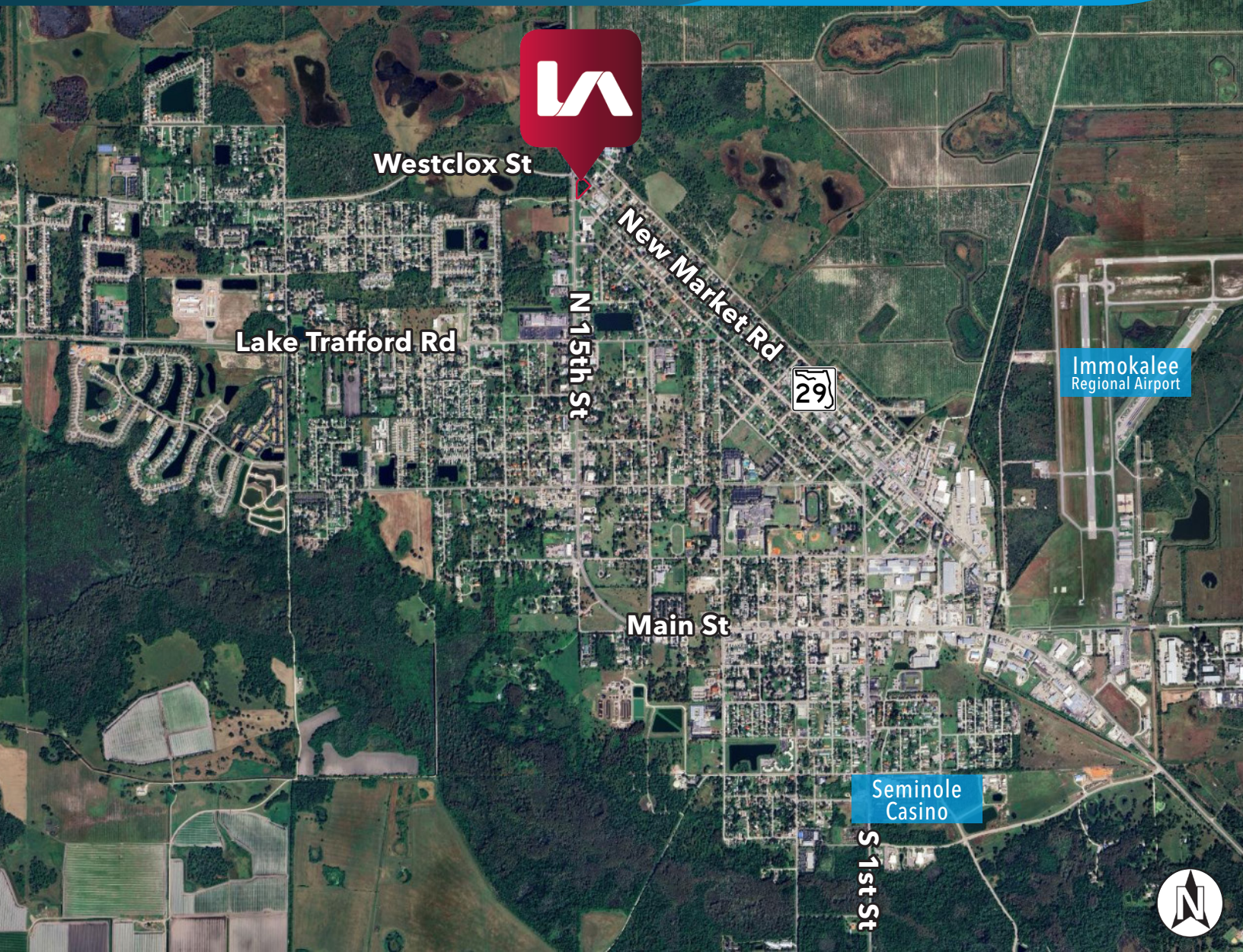
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08/7/25

YOUR LOCAL MARKET EXPERT

7400 Trail Boulevard, Suite 101 | Naples, Florida 34108 | Lee-FL.com





PROPERTY FEATURES

- Zoned C-1 Commercial with SR29COSD Overlay
- Highly Visible Corner at a Signalized Intersection
- Frontage on Three Roads: Pinellas St, New Market Rd and N 15th St
- Exceptional Access & Exposure in the Heart of Immokalee
- Ideal for Retail, QSR, Medical, or Service-Oriented Development

LOCATION DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 POPULATION	6,092	23,638	25,501
HOUSEHOLDS	1,685	6,629	7,242
MEDIAN HOUSEHOLD INCOME	\$60,643	\$58,652	\$55,025
AVG. HOUSEHOLD INCOME	\$86,909	\$77,699	\$75,491

TRAFFIC COUNTS

VOLUME (AADT)	YEAR
16,600 (New Market Rd W)	2024
12,400 (N 15th St)	