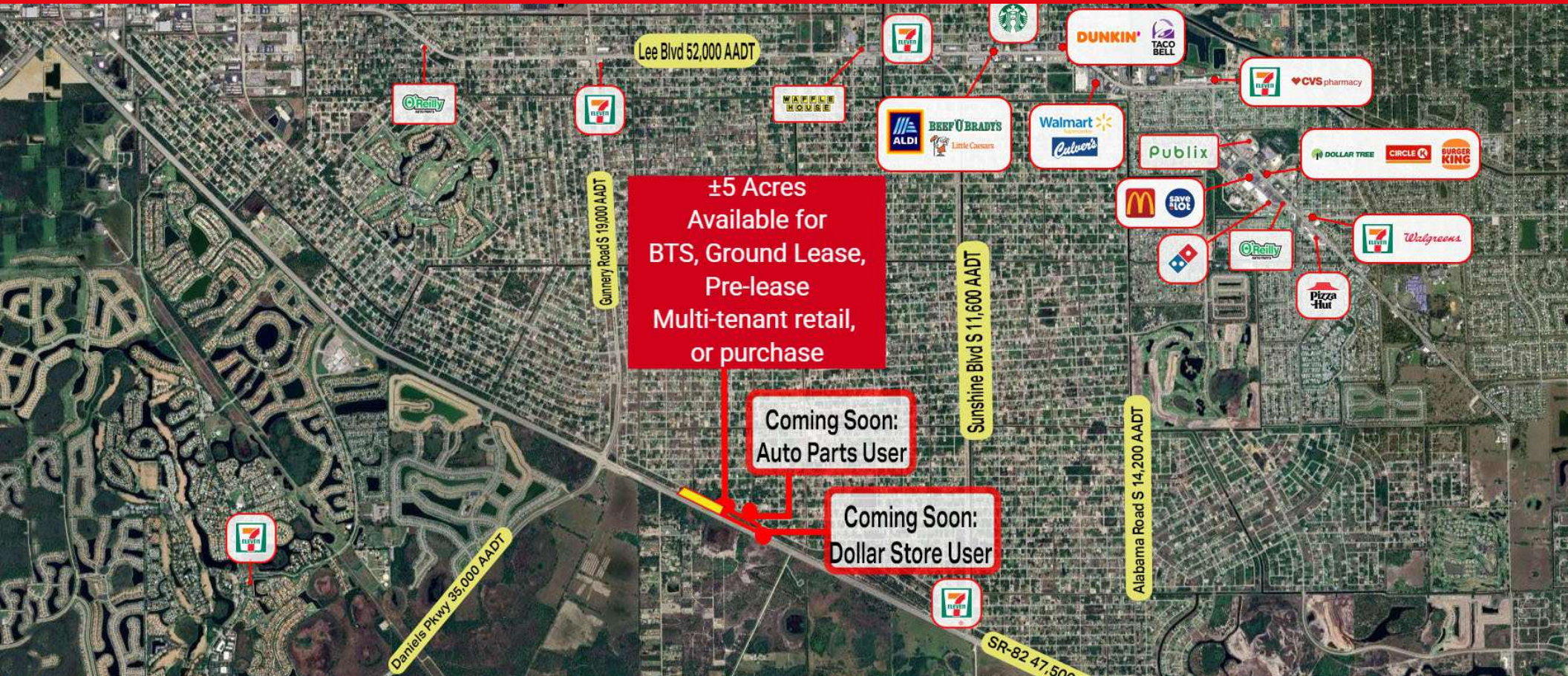


BELLCORE

COMMERCIAL



±5 ACRES IN LEHIGH ACRES | FOR PURCHASE OR LEASE

MEADOW ROAD, LEHIGH ACRES, FL 33976



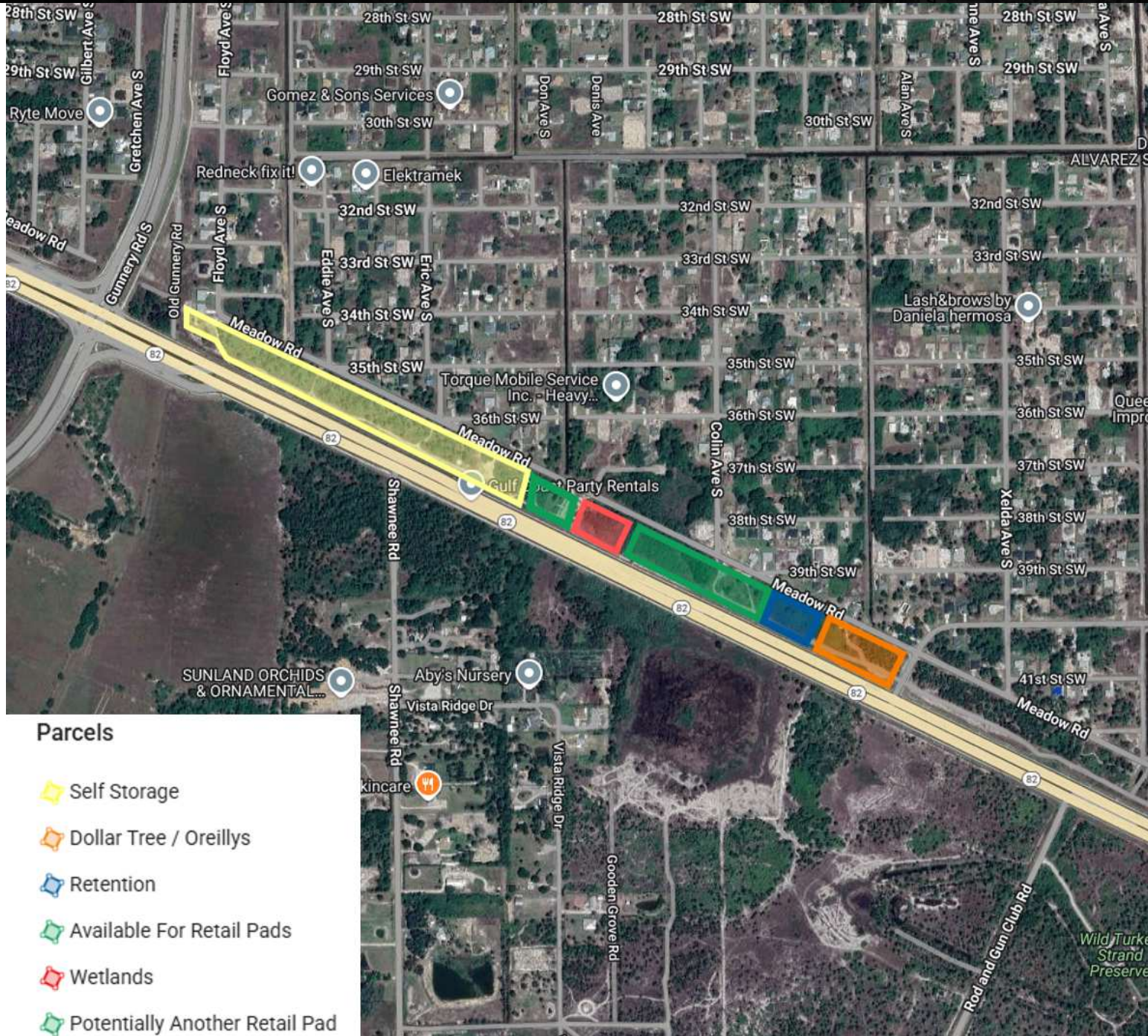
PROPERTY DESCRIPTION

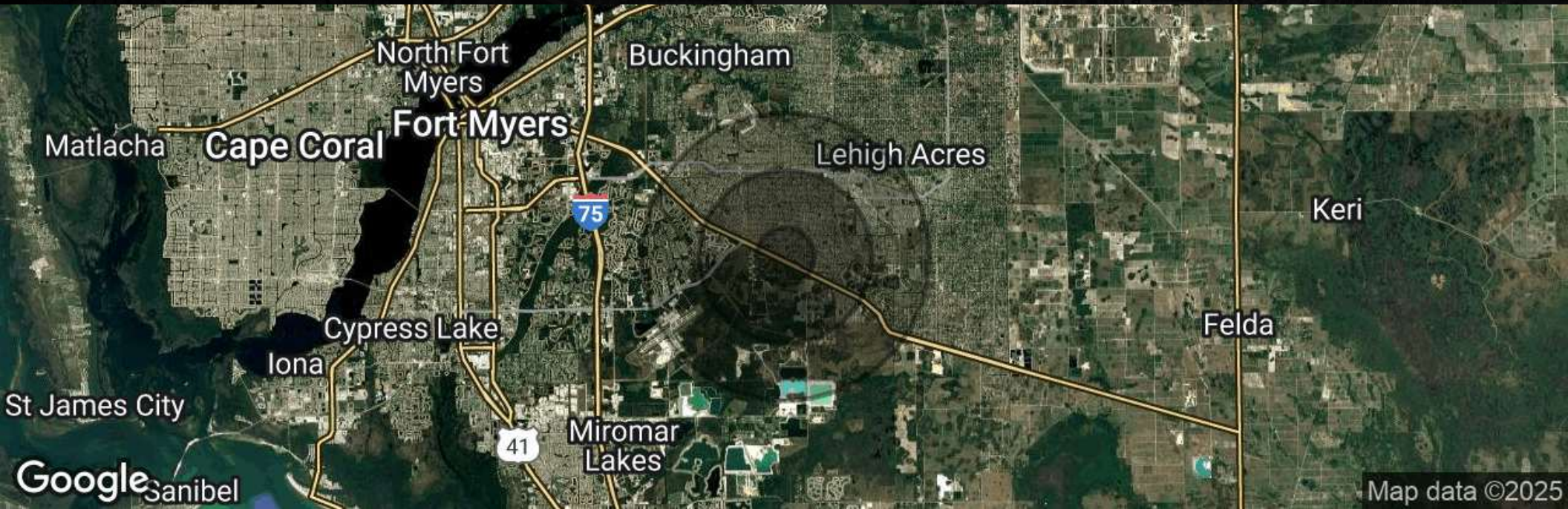
Introducing a prime commercial opportunity located at Meadow Road, Lehigh Acres, FL, 33976. This property offers an ideal investment for Retail/Strip Center development, with potential for Build-to-Suit (BTS), Ground Lease, Pre-Lease for multi-tenant retail building, or outright purchase. Boasting a strategic location in the thriving Lehigh Acres area, this site presents a high-traffic, high-visibility opportunity for retail and commercial development. With its proximity to key amenities and strong consumer demographics, this property is perfectly positioned to captivate your target market. Don't miss the chance to make your mark in this dynamic and rapidly growing community.

PROPERTY HIGHLIGHTS

- High-traffic location
- High-visibility opportunity
- Ideal for Retail/Strip Center development
- Potential for Build-to-Suit (BTS)
- Ground Lease or Pre-Lease options
- Suitable for multi-tenant retail building
- Strong consumer demographics

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,046	10,763	35,528
Total Population	3,483	35,021	103,579
Average HH Income	\$82,982	\$75,604	\$81,087





POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,483	35,021	103,579
Average Age	34	35	39
Average Age (Male)	34	34	38
Average Age (Female)	35	36	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,046	10,763	35,528
# of Persons per HH	3.3	3.3	2.9
Average HH Income	\$82,982	\$75,604	\$81,087
Average House Value	\$275,798	\$260,964	\$295,859

Demographics data derived from AlphaMap



HARRY BELL JR.

Managing Broker

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PROFESSIONAL BACKGROUND

Harry Bell is the President and Managing Broker of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Harry has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Harry sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Harry brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Harry and his team quickly became #1 globally ranked in commercial sales year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

EDUCATION

Harry has earned a Bachelor of Science degree in Finance

MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including the International Council of Shopping Centers, the National Association of Realtors, Florida Association of Realtors, Pensacola Association of Realtors, and the Emerald Coast Association of Realtors, to name a few.

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