

1450-1490 East Pointe Dr Lehigh Acres, FL



CUSHMAN &
WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



+3.45 acres

FOR SALE

\$2,995,000

Property Highlights

- Approximately 3.45 acres (150,193 square feet) of vacant commercial land
- Located just off the main thoroughway Lee Blvd (AADT : 54,500)
- CC and CG zoning permits a wide range of uses
- Property adjacent to HCA Florida Hospital
- Site is mostly cleared

STRAP NUMBERS

30-44-27-10-00000.0020 (1490)
30-44-27-10-00000.0030 (1450)

PROPERTY TYPE

Commercial Land

LAND AREA

± 150,193 SF / 3.45 AC

ZONING

1490 - CC Community Commercial
1450 - CG Commercial General

FUTURE LAND USE

Central Urban

SUBMARKET

Lehigh Acres

Better never settles

GARY TASMAN
CEO / Principal Broker
(239) 489-3600
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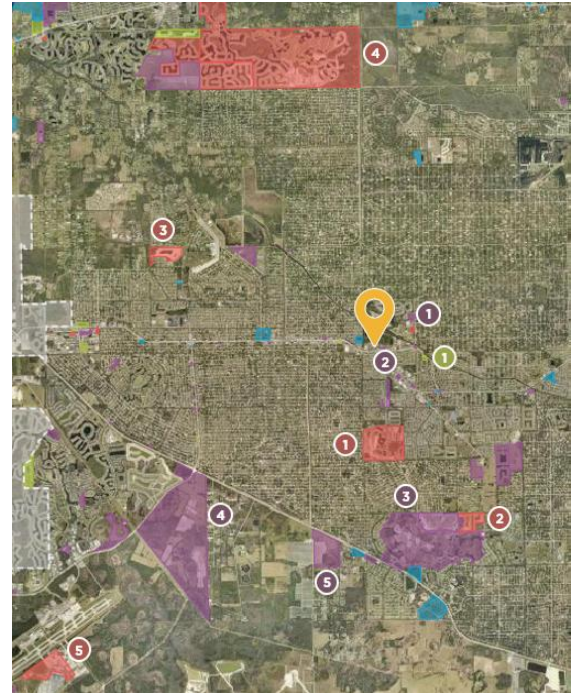
LANE BOY
Executive Director
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SURROUNDING DEVELOPMENTS

DEVELOPMENT ORDER

1. Arcland Self Storage – Proposed 4 self storage buildings totaling 129,405 SF
2. 1390 Lee Blvd – Proposed 2 3,825 office/retail buildings
3. Savanna Lakes South – MPD approved for remaining 810 single family residential units and 100,000 SF of commercial space
4. Daniels Creek – MPD approved for 350,000 SF of commercial use and 1,600 residential dwelling units
5. Middle School – Proposed construction of a middle school



PERMITTING

1. Lehigh Acres Self Storage

UNDER CONSTRUCTION

Development Order

Permitting

Under Construction

1. Ibis Landing – Approved for a 244-lot subdivision
2. Savanna Lakes North Phase 1 – Approved for 264 single family dwelling units
3. Bentley Crossing – Approved for 221 lot subdivision
4. River Hall – Development approved for 45,000 SF of commercial uses, 1,238 acres of public uses, and 2,695 residential units
5. RSW Terminal & Gate Expansion

2024 Demographics	1-Mile	3-Miles	5-Miles
Total Population	6,089	47,655	99,437
2029 Population Projection	7,136	56,033	117,125

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