

FOR SALE/LEASE • PRIME RETAIL & MULTIFAMILY LAND
 3614, 3650 5TH ST W • LEHIGH ACRES, FL 33971



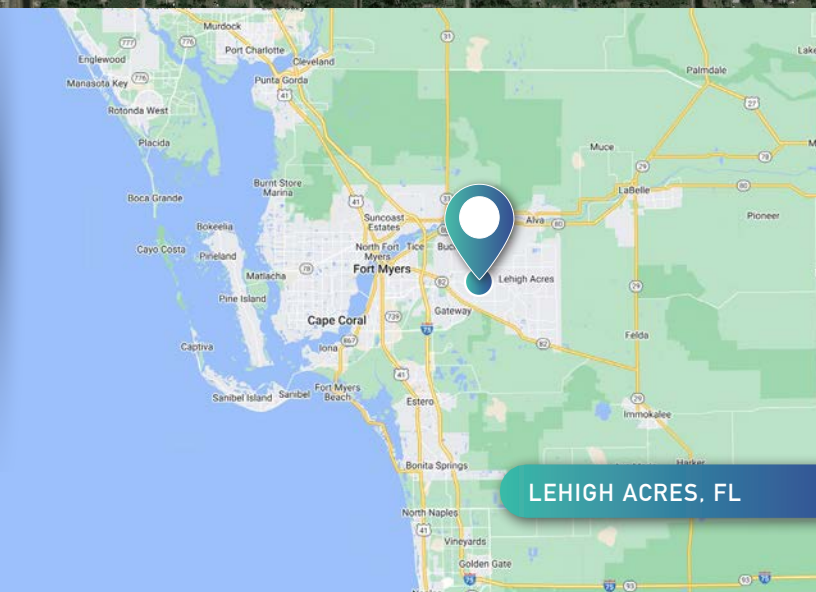
PROPERTY FEATURES

PRICE:
 CALL FOR DETAILS

- AVAILABLE:**
- Parcel B - 2.82-3.12± AC
 - Parcel C - 10.50± AC
 - OP4 – 1.16± AC
 - OP5 – 0.87± AC
 - OP6 – 1.23± AC

ZONING:
 MPUD

LOCATION:
 The subject site is strategically positioned in the heart of Lehigh Acres along Lee Blvd at Sunniland Blvd just west of Sunshine Blvd S.



LEHIGH ACRES, FL

CONTACT US:

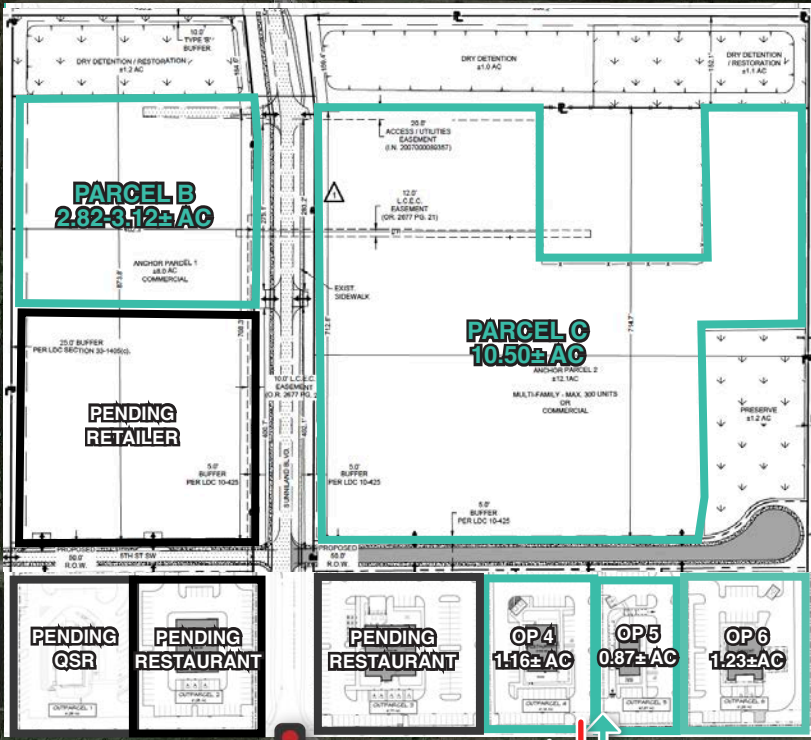
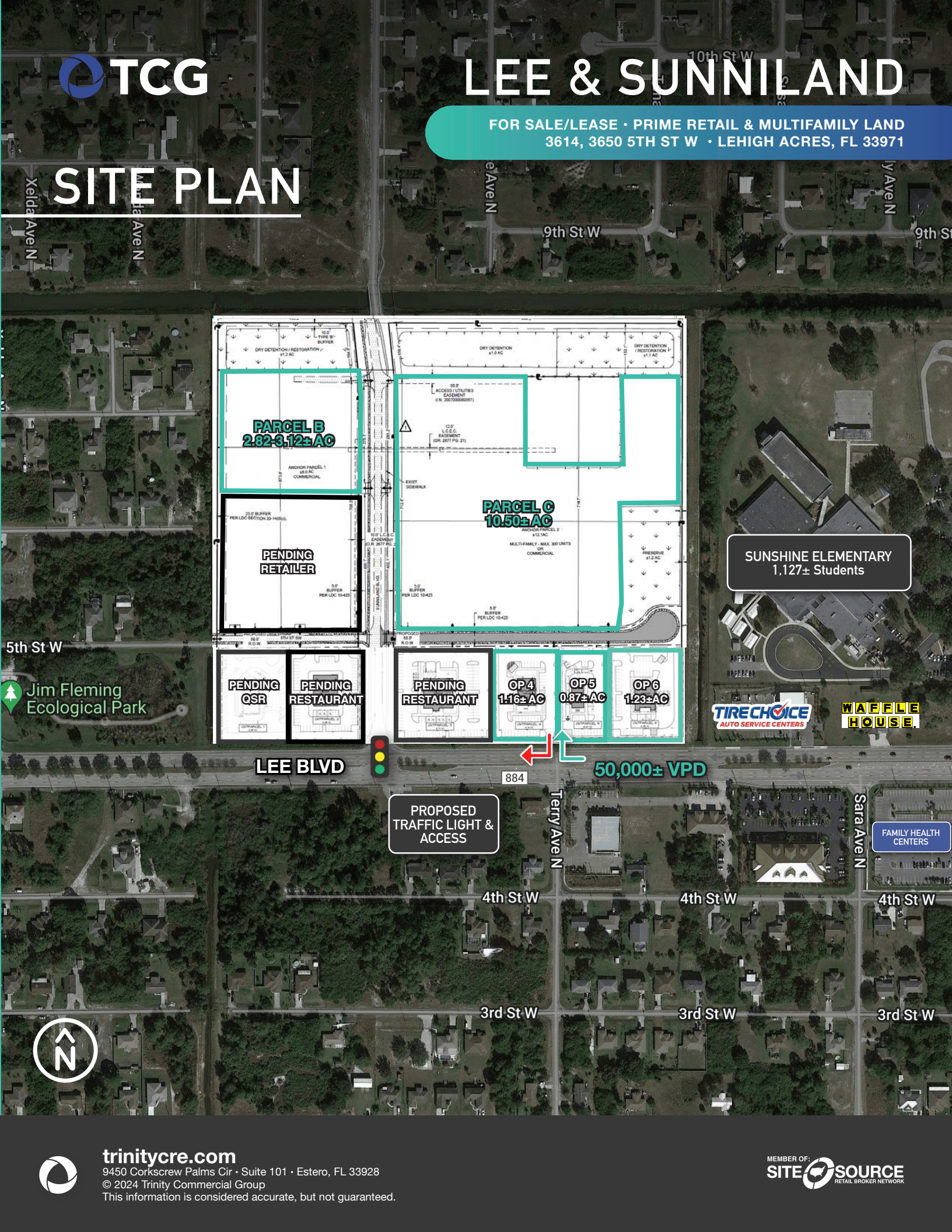
TONY MANGIONE
 Partner
 239.334.3040
 tony.mangione@trinitycre.com

EDWIN SOLIS
 Advisor
 239.334.3040
 edwin.solis@trinitycre.com



FOR SALE/LEASE • PRIME RETAIL & MULTIFAMILY LAND
 3614, 3650 5TH ST W • LEHIGH ACRES, FL 33971

SITE PLAN



SUNSHINE ELEMENTARY
 1,127± Students

TIRECHICE
 AUTO SERVICE CENTERS

WAFFLE
 HOUSE

PROPOSED
 TRAFFIC LIGHT &
 ACCESS

FAMILY HEALTH
 CENTERS



PERMITS PULLED

2020	1,149
2021	2,606
2022	2,628
2023 YTD (November)	3,354



**LEHIGH ACRES
POPULATION: 124,523**



2023 DEMOGRAPHICS	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
EST. POPULATION:	7,395	57,104	108,310
EST. EMPLOYMENT DENSITY:	1,406	8,900	18,254
MEDIAN H.H. INCOME:	\$56,539	\$58,243	\$64,613

CONTACT US:

TONY MANGIONE
Partner
239.334.3040
tony.mangione@trinitycre.com

EDWIN SOLIS
Advisor
239.334.3040
edwin.solis@trinitycre.com

