

Woodyard & Associates LLC

COMMERCIAL REAL ESTATE

1.09± Acre Commercial Site off Lee Boulevard



LOCATION: 2623 1st Street W, Lehigh Acres, FL 33971

STRAP #: 36-44-26-10-00091.0030

ZONING: CN-3

SIZE: 1.09± Acres

DIMENSIONS: 320' Frontage x 149' Depth

PRICE: \$569,764.80 or \$12.00 Per Sq. Ft.

SUITABLE FOR:

- Indoor Storage
- Alterations
- Barber Shop
- Pharmacy
- Hardware Store
- Day Care Center
- Place of Worship
- Laundromat
- Repair Shop - Group I (Excluding Gasoline-Driven Equipment)
- Shoe Repair
- Beauty Shop
- Package Store

COMMENTS: Located across the WalMart Supercenter, just off Lee Boulevard with direct access to Southwest Florida International Airport and I-75. Development order in place.

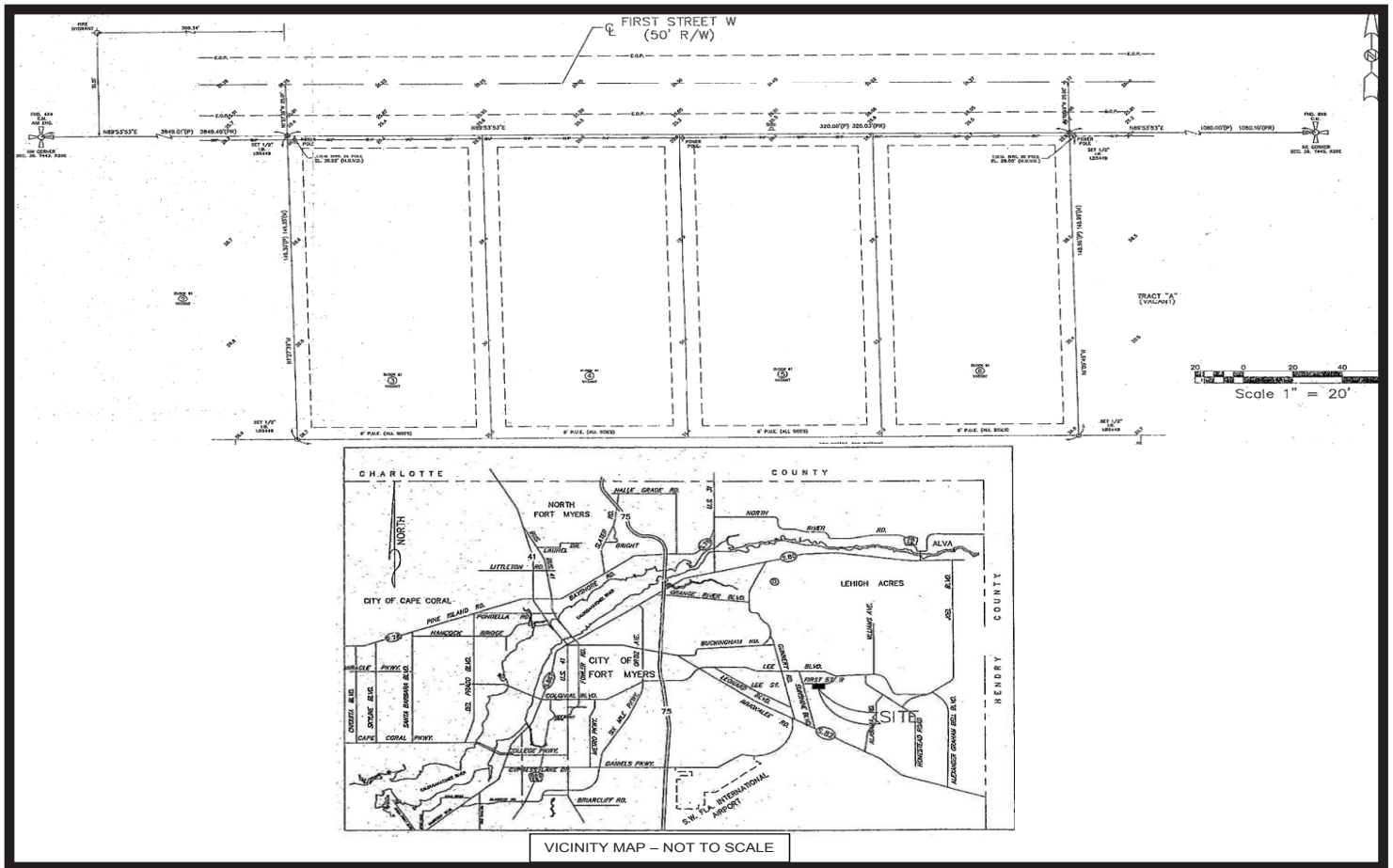
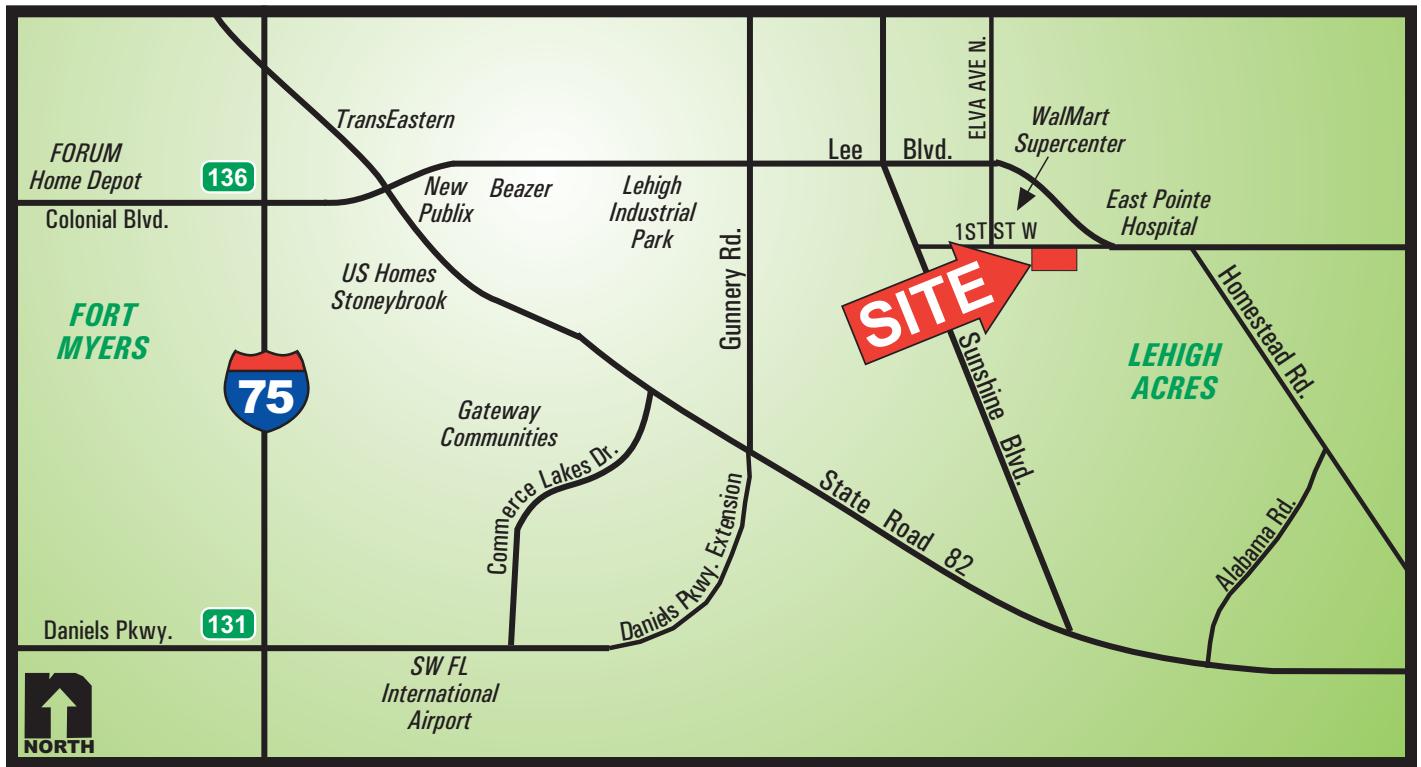
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The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

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