

# Woodyard & Associates LLC

## 1.92± Acre Commercial Corner For Sale on Lee Boulevard

COMMERCIAL REAL ESTATE



**LOCATION:** 2715 Lee Boulevard, Lehigh Acres, FL 33971

**STRAP #:** 25-44-26-05-00063.0010, .0030, .0040, 0180 & .0190

**ZONING:** C2 - Commercial

**TRAFFIC COUNTS:** 36,600 (2006)

**SIZE:** 1.92± Acres

**UTILITIES:** Water / Sewer

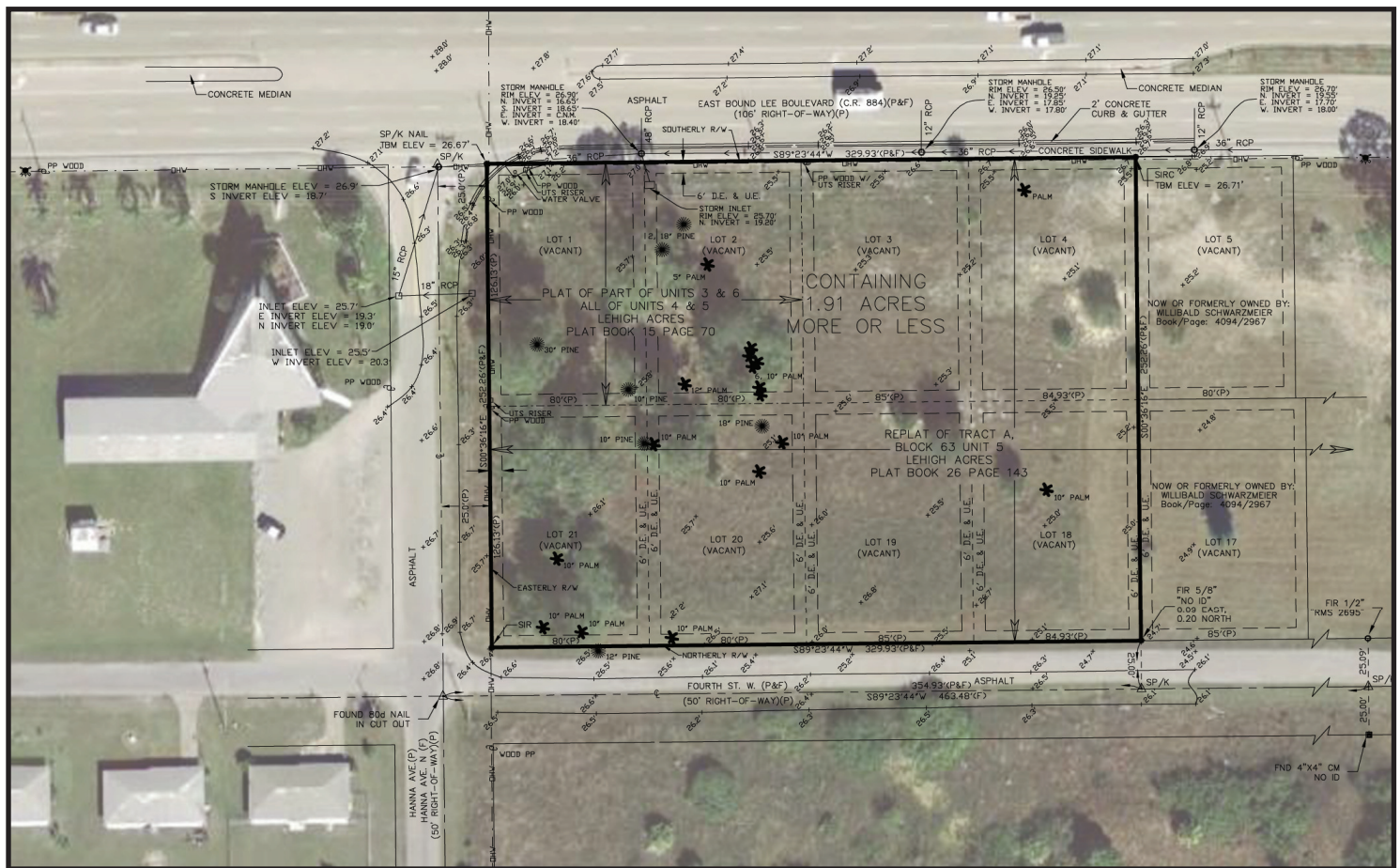
**PRICE:** \$1,300,000.00 or \$15.50 PSF

**TAXES:** \$10,900.00 (2006)

**COMMENTS:** 330' frontage of commercial opportunity on highly visible six-laned Lee Boulevard & Hanna Avenue. Close to WalMart Supercenter. Left turn lane in west bound traffic makes for easy access. Great location for banking, retail and office. Quick access to I-75, Southwest Florida International Airport and Fort Myers. DO for 25,000 SF building. 1/4 mile west of Lehigh Regional Medical Center.

**CONTACT:** TOM WOODYARD  
**PHONE:** (239) 425-6011  
**E-MAIL:** twodyard@wa-cr.com

# 2715 Lee Boulevard, Lehigh Acres, FL



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.