

**3,966± SF Commercial Building  
on Lee Boulevard  
FOR LEASE**



<b>LOCATION:</b>	3004 Lee Boulevard, Lehigh Acres, FL 33971	<b>PARKING:</b>	50±
<b>STRAP #:</b>	25-44-26-03-00020.0080	<b>YEAR BUILT:</b>	1996
<b>ZONING:</b>	C2-Commercial	<b>TRAFFIC COUNTS:</b>	37,300 (2007)
<b>SIZE:</b>	3,966± SF - Building 1.15± AC or 50,094± SF - Land	<b>DIMENSION:</b>	199.97' ± Frontage 252.26' ± Depth

**LEASE RATE:** \$8,000.00 Per Month + Sales Tax

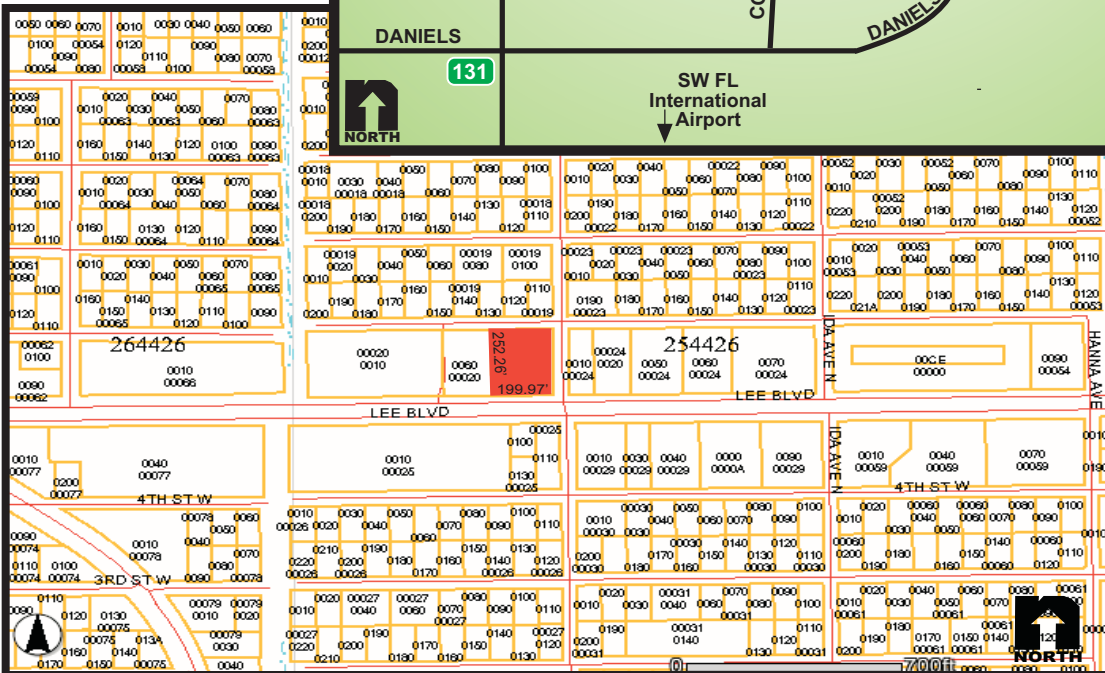
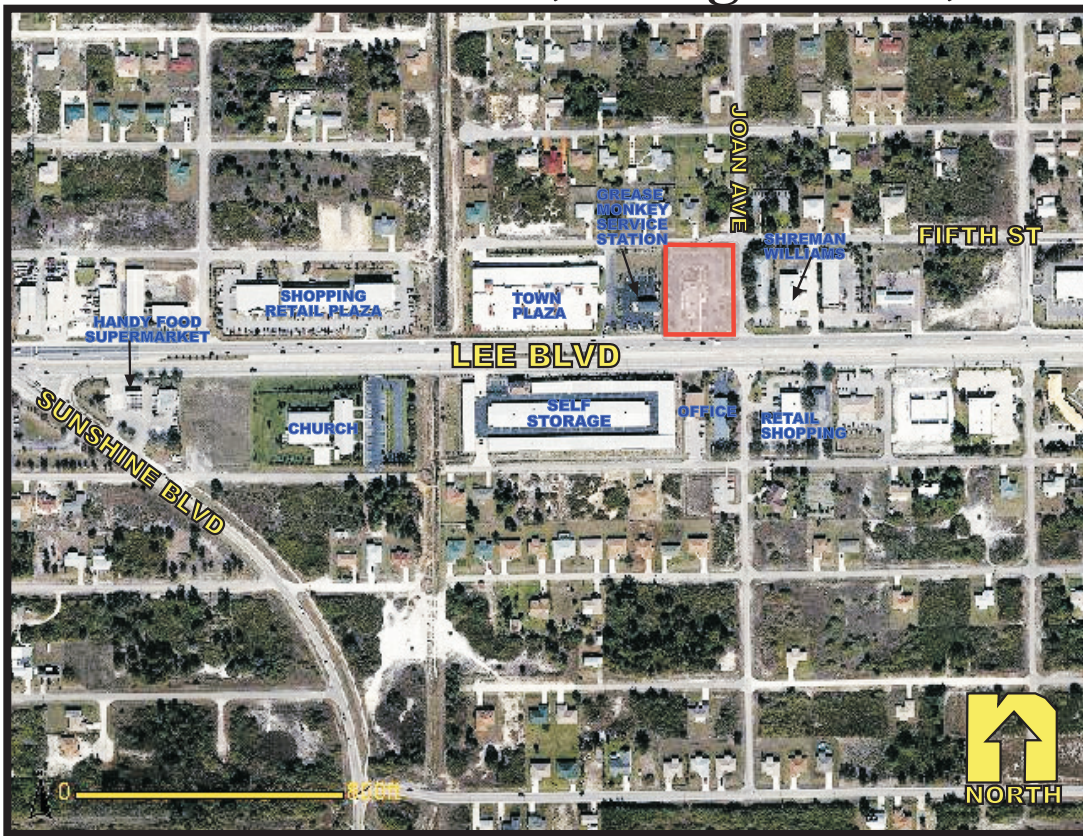
**COMMENTS:** 3,966± SF commercial building with 200'± frontage on Lee Boulevard. Property formerly a fast-food restaurant, which features drive-thru access, 50+ paved parking space on 1.15± acres. Impact fees paid for restaurant and medical. The property is located near the intersection of Sunshine and Lee Boulevard and is zoned C2 allowing fast-food restaurant/medical offices/retail/bank/daycare/church/fraternal club and more. Call today about equipment.

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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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