

LGI HOMES
SHADOW LAKES
200+ SINGLE FAMILY HOMES

WINN-DIXIE

ADVANCE AUTO PARTS

3.31± AC

SUBJECT

FAMILY DOLLAR

DAVID AVE.

JOEL BLVD.

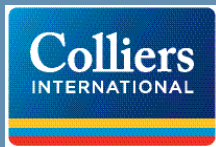
3.31± Vacant Commercial Parcel

85 Joel Blvd.
Lehigh Acres, FL 33972

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KEY FEATURES/HIGHLIGHTS

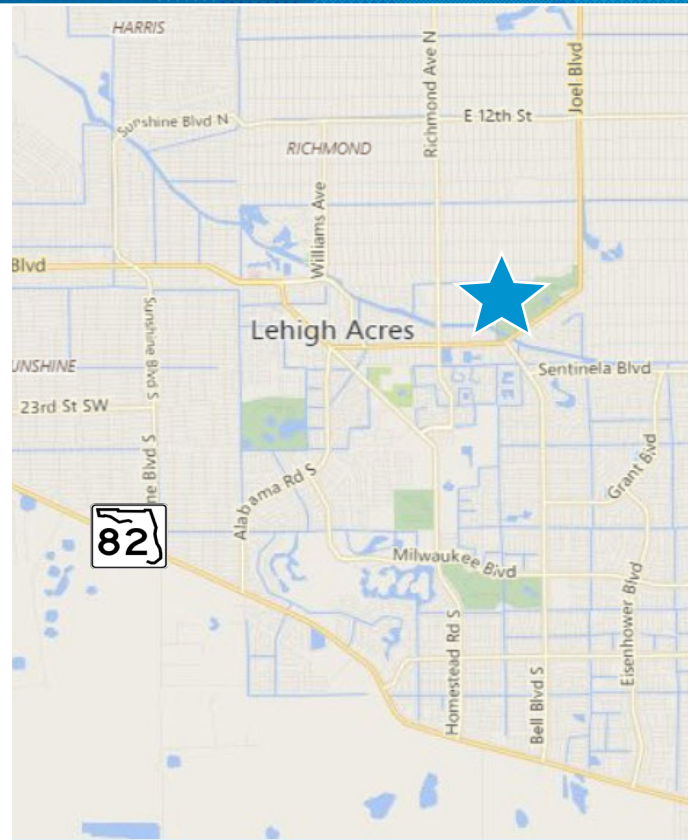
- > Best suited for a national tenant, as it is situated adjacent to Family Dollar
- > Ideal for a restaurant, pharmacy, medical office, or professional office
- > High population and traffic counts
- > Located in one of the largest residential communities in Florida
- > Land development code incentives in place!
[View Incentives](#)
- > **PRICE: \$650,000 at \$4.51/SF**

FOR SALE > Vacant Commercial Land

Property Address:	85 Joel Blvd, Lehigh Acres, FL 33972
Lee County Parcel ID:	34-44-27-00-00001.0250
Total Acres:	3.31± AC (144,166 SF)
Zoning:	CPD (Commercial Planned Development)
Allowable Uses:	Multiple allowable uses under this zoning. A few include retail, office and healthcare facilities.
Joel Blvd Daily Traffic Counts:	12,500 (FDOT 2016)

Demographics			
	1 Mile	3 Miles	5 Miles
Population:	5,805	31,912	57,239
Median HH Income:	\$91,238	\$78,455	\$78,555
Housing Units:	2,401	12,216	20,007

SITE CLOSE-UP



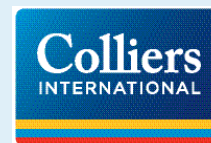
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