FOR SALE- VACANT SERVICE STATION

1490 Lee Blvd. Lehigh Acres, FL





Opportunity

The property is a vacant gas station convenience store located in Lehigh Acres, FL. Fronts Lee Boulevard, a six-lane arterial roadway connecting Lehigh Acres and Fort Myers. High visibility and traffic counts. There are a number of uses that are permitted per the existing zoning. Great opportunity for developers and small business owners.

Daily Traffic

41,000 (FDOT 2015)

Building Area

Year Built	1986	
Convenience Store Size	±360 SF	
Canopy Size	±3,354 SF	
Total Lot Size	±0.69 Acres	
Parcel Number	30-44-27-00-00001.008A	
Zoning	CC (Community Commercial)	
Municipality	Lee County	
Occupancy	Vacant	

Demographics

(2015 Data)	1-Mile	3-Mile	5-Mile
Total Population	6,031	40,418	81,809
Avg. Household Income	\$55,333	\$53,816	\$56,617
Median Age	41.7	36.0	34.0
Total Businesses	373	1,073	1,615

Zoning: CC (Community Commercial-Lee County)

Permitted uses: administrative offices, medical clinics, pharmacies/drugstores, department and convenience/ supply stores, auto parts stores

Asking Price: \$490,000

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Aerial View



Contact Us

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