

# 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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