



1450-1490 East Pointe Dr

Lehigh Acres, FL 33936

Property Features

- Approximately ± 3.45 acres (150,193 square feet) of vacant commercial land
- Located just off the main throughway Lee Blvd (AADT : 54,500)
- CC and CG zoning permits a wide range of uses
- Property adjacent to HCA Florida Hospital
- Site is mostly cleared

For more information:

Gary Tasman

Executive Vice President
+1 239 489 3600
gtasman@naiburnsscalo.com

Lane Boy

First Vice President
+1 863 517 1658
lboy@naiburnsscalo.com

STRAP Numbers	30-44-27-10-00000.0020 (1490) 30-44-27-10-00000.0030 (1450)
Property Type	Commercial Land
Land Area	±150,193 SF / 3.45 AC
Zoning	1490 – CC Community Commercial 1450 – CG Commercial General
Future land use	Central Urban
Submarket	Lehigh Acres

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Surrounding Developments

Development Order

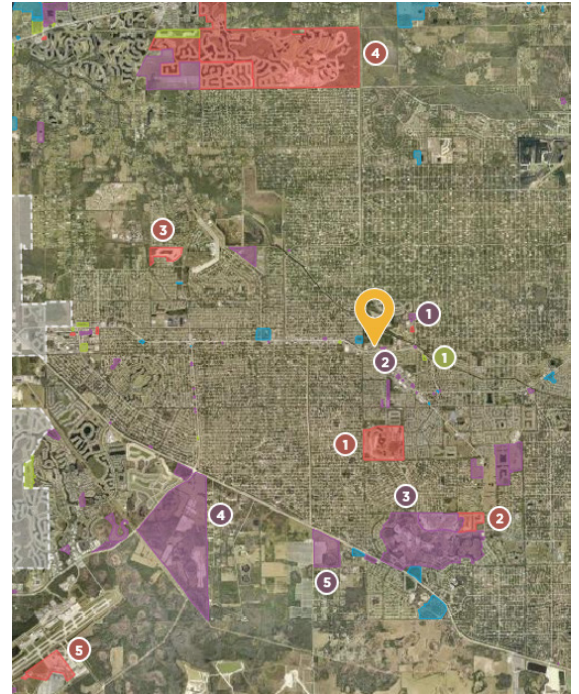
- Arcland Self Storage – Proposed 4 self storage buildings totaling 129,405 SF
- 1390 Lee Blvd – Proposed 2 3,825 office/retail buildings
- Savanna Lakes South – MPD approved for remaining 810 single family residential units and 100,000 SF of commercial space
- Daniels Creek – MPD approved for 350,000 SF of commercial use and 1,600 residential dwelling units
- Middle School – Proposed construction of a middle school

Permitting

- Lehigh Acres Self Storage

Under Construction

- Ibis Landing – Approved for a 244-lot subdivision
- Savanna Lakes North Phase 1 – Approved for 264 single family dwelling units
- Bentley Crossing – Approved for 221 lot subdivision
- River Hall – Development approved for 45,000 SF of commercial uses, 1,238 acres of public uses, and 2,695 residential units
- RSW Terminal & Gate Expansion



Development Order Permitting Under Construction

2024 Demographics	1-Mile	3-Miles	5-Miles
Total Population	6,140	48,590	103,565
2030 Population Projection	6,666	52,838	113,040

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5220 Summerlin Commons Blvd Suite 500
Fort Myers, FL 33907
+1 239 489 3600
naiburnsscalo.com