

STONEWOOD CROSSING

5600 LEE BLVD, LEHIGH ACRES, FL 33971

FOR SALE/GROUND LEASE/BTS

Join These Brands!



DUNKIN'



Culver's

HEARTLAND DENTAL

DUNKIN'

LEONARD BLVD N

TRAFFIC
SIGNAL UNDER
CONSTRUCTION

LEE BLVD

14/15

12/13

11

10

9

8

7

6

5

4

3

2

1

RaceTrac



DOLLAR TREE

ZAXBY'S



Friend's
Pizza

Advance
Auto Parts

CRASH
CHAMPIONS

Hungry Howie's

Physicians'
Primary
Care



Kim Daugherty

Senior Advisor

239.221.3002

Kim.Daugherty@TrinityCRE.com

Eric Strom

Partner

239.221.3002

Eric.Strom@TrinityCRE.com

Ty Hensley

Partner

239.221.3002

Ty.Hensley@TrinityCRE.com





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2026 DEMOGRAPHICS 5600 LEE BLVD



AVERAGE H.H INCOME

1 MILE	3 MILE	5 MILE
\$111,785	\$117,489	\$115,173



POPULATION

4,802	45,705	111,569
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EMPLOYMENT DENSITY

3,082	8,388	27,494
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PROPERTY FEATURES

PRICE See Site Plan for Details

AVAILABLE 1.06± AC - 5.98± AC

ZONING PUD

LOCATION The subject site is located on the NWQ of Lee Blvd and Leonard Blvd (which will be traffic signalized in 2026)



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9450 Corkscrew Palms Cir • Suite 101 • Estero, FL 33928

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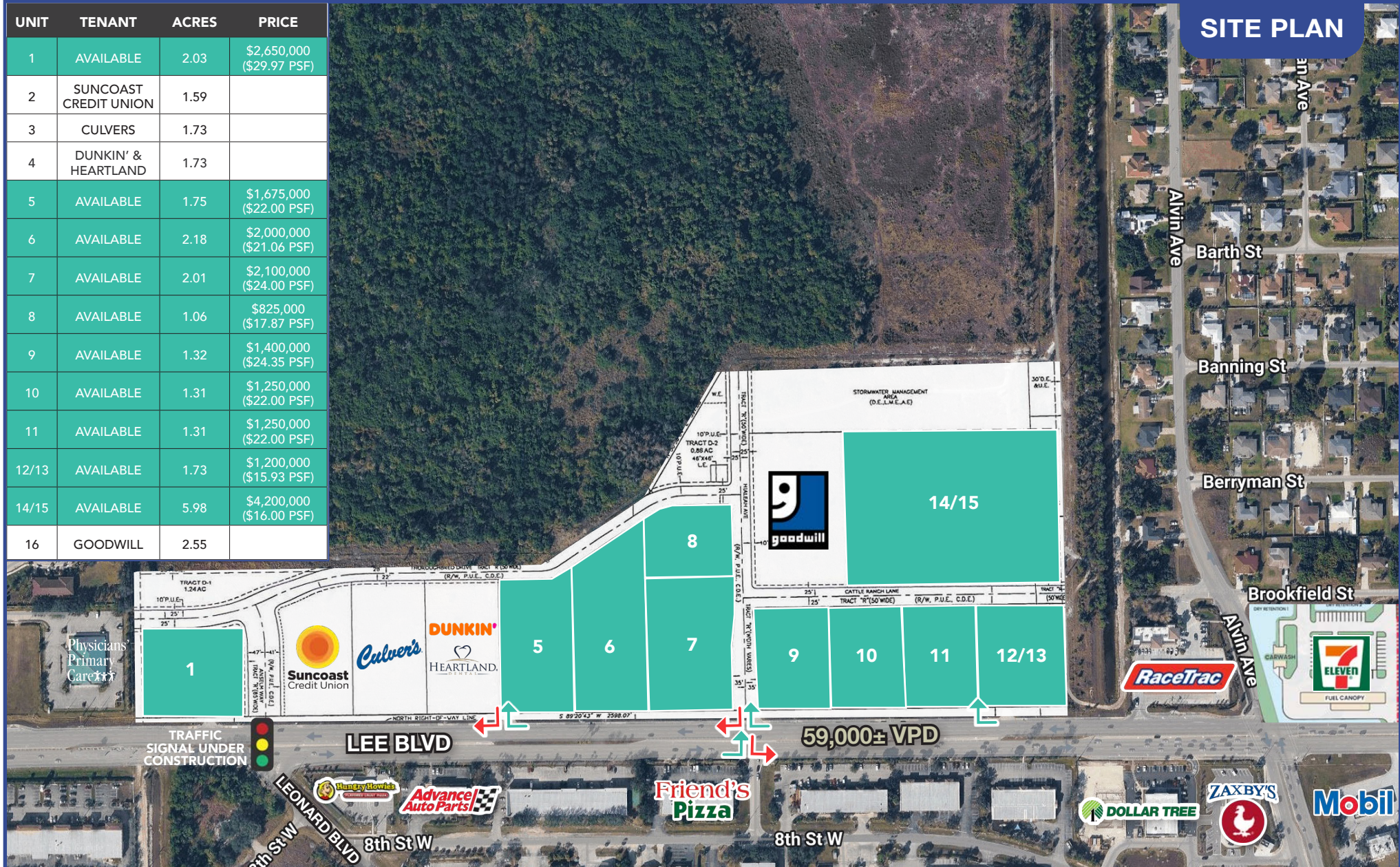
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UNIT	TENANT	ACRES	PRICE
1	AVAILABLE	2.03	\$2,650,000 (\$29.97 PSF)
2	SUNCOAST CREDIT UNION	1.59	
3	CULVERS	1.73	
4	DUNKIN' & HEARTLAND	1.73	
5	AVAILABLE	1.75	\$1,675,000 (\$22.00 PSF)
6	AVAILABLE	2.18	\$2,000,000 (\$21.06 PSF)
7	AVAILABLE	2.01	\$2,100,000 (\$24.00 PSF)
8	AVAILABLE	1.06	\$825,000 (\$17.87 PSF)
9	AVAILABLE	1.32	\$1,400,000 (\$24.35 PSF)
10	AVAILABLE	1.31	\$1,250,000 (\$22.00 PSF)
11	AVAILABLE	1.31	\$1,250,000 (\$22.00 PSF)
12/13	AVAILABLE	1.73	\$1,200,000 (\$15.93 PSF)
14/15	AVAILABLE	5.98	\$4,200,000 (\$16.00 PSF)
16	GOODWILL	2.55	

SITE PLAN



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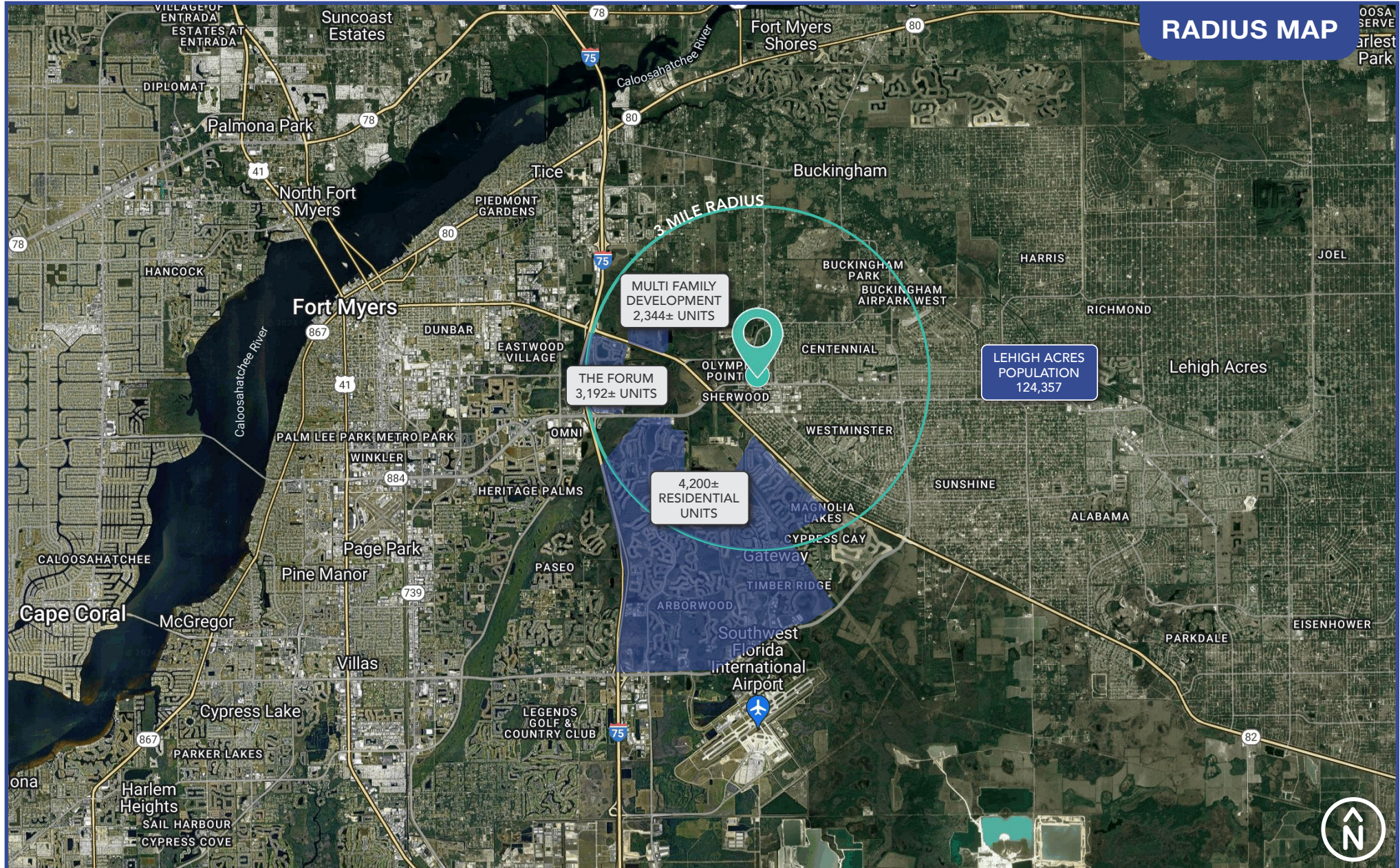
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NORTH VIEW



WEST VIEW



EAST VIEW



NORTHWEST VIEW



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