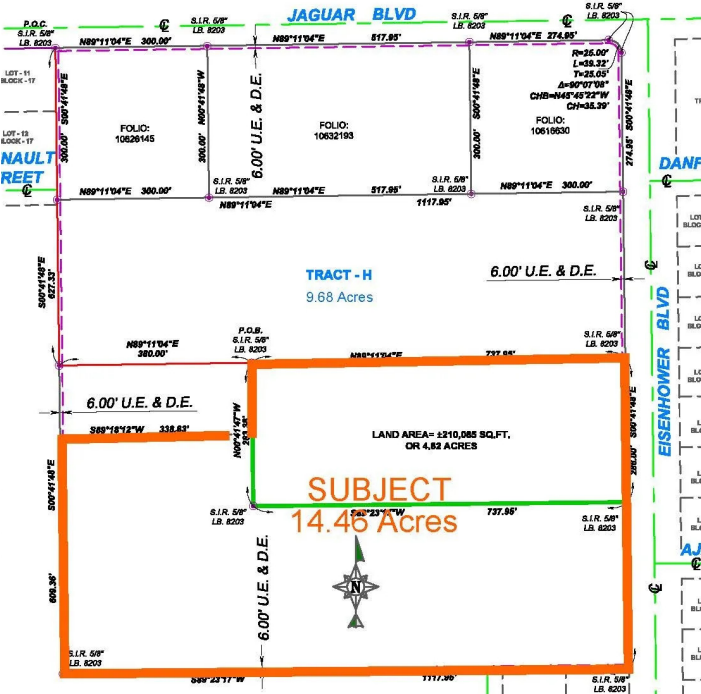


SALE

14+ ACRES COMMERCIAL SITE

Eisenhower Boulevard Lehigh Acres, FL 33974



OFFERING SUMMARY

Sale Price:	\$3,600,000
Available SF:	629,756
Lot Size:	14.46 Acres
Price / Acre:	\$248,963
Zoning:	C-2

PROPERTY OVERVIEW

14+ acres of vacant commercial land, zoned Commercial C-2 (Lee County), with a Future Land Use designation of Urban Community. The property is located approximately 15 miles east of I-75 and 1.5 miles north of SR 82 in Lehigh Acres at the SW quadrant of Jaguar Blvd and Eisenhower Blvd.

The lack of commercial development in the area makes this site an ideal location for a neighborhood shopping center, serving the abundant residential population nearby.

The C-2 district allows for mixed-use, commercial, light industrial, and residential development. Permitted uses include retail stores, supermarkets, offices, professional services, restaurants, hotels/motels, vehicle sales and repair, convenience stores, gas stations (with special exceptions or approvals), warehouses, and storage facilities.

The northern 7 acres of the original 31.72-acre lot sold for \$2,325,000, at \$6.94 per square foot in November 2024.

PROPERTY HIGHLIGHTS

- 14.46+/- Acres
- \$3,600,000 at \$5.72/sf or \$248,963/Acre
- Zoned C-2, Lee County, Future Land Use: Urban Community
- Allowable uses are Retail, Professional Office, Light Industrial, Self-Storage

Fred Kermani, CCIM, AIA
Broker Associate
(239) 329-3007
fred.kermani@cbrealty.com
[View Profile](#)



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

14+ ACRES COMMERCIAL SITE

Eisenhower Boulevard Lehigh Acres, FL 33974



PROPERTY DESCRIPTION

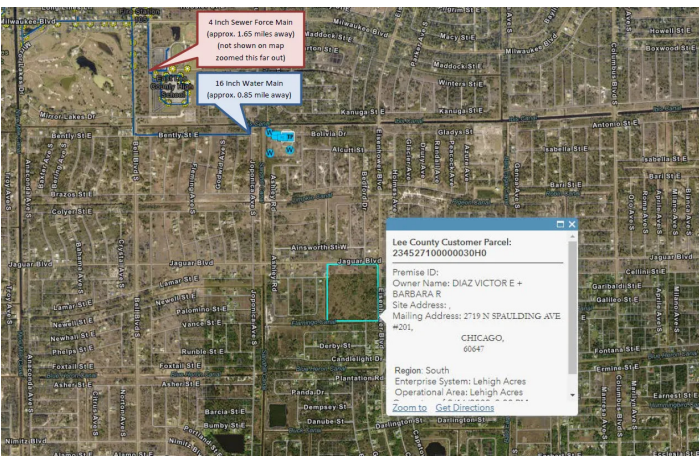
The lack of commercial development in the area makes this site an ideal location for a neighborhood shopping center, serving the abundant residential population nearby.

The C-2 district allows for mixed-use, commercial, light industrial, and residential development. Permitted uses include retail stores, supermarkets, offices, professional services, restaurants, hotels/motels, vehicle sales and repair, convenience stores, gas stations (with special exceptions or approvals), warehouses, and storage facilities.

The northern 7 acres of the original 31.72-acre lot sold for \$2,325,000, at \$6.94 per square foot in November 2024.

LOCATION DESCRIPTION

14+ acres of vacant commercial land, zoned Commercial C-2 (Lee County), with a Future Land Use designation of Urban Community. The property is located approximately 15 miles east of I-75 and 1.5 miles north of SR 82 in Lehigh Acres at the SW quadrant of Jaguar Blvd and Eisenhower Blvd.



Utility Map



Fred Kermani, CCIM, AIA

Broker Associate

(239) 329-3007

fred.kermani@cbrealty.com

[View Profile](#)



**COLDWELL BANKER
COMMERCIAL
REALTY**