

SUNSHINE PLAZA

MEDICAL OFFICE SUITE



FOR LEASE

3400 LEE BOULEVARD, LEHIGH ACRES, FL 33971



SUITE	SIZE (SF)	LEASE RATE (PSF)	MONTHLY RENT	OpEx (PSF)	MONTHLY OpEx	MONTHLY SALES TAX	MONTHLY TOTAL
106	2,410	\$18.00	\$3,615.00	\$7.14	\$1,433.95	\$252.45	\$5,301.40

LEASE RATE: \$18.00 PSF NNN

OPEX: \$7.14 PSF

SIZE: 2,410± SF

LOCATION: Located at the NE corner of Lee Boulevard and Sara Avenue

ZONING: CPD - Commercial Planned Development (Lee County)

YEAR BUILT: 2012

PARKING: 4.84/1,000 SF | 155 Spaces

MOVE-IN READY

Prime location with excellent visibility, offering a move-in ready space that is built-out with exam rooms, a waiting area, and private offices, perfectly tailored for a medical office. With unrivaled accessibility and visibility at the corner of Lee Boulevard and Sara Avenue, this property offers prominent pylon signage and building signage. Professionally managed, ensuring a seamless leasing experience and top-notch maintenance. Situated in the heart of Lehigh Acres' major corridor, just two miles west of the renowned Lehigh Regional Medical Center and conveniently across from the Family Health Center, this strategically positioned unit presents a coveted opportunity to join a prestigious group of tenants, including US Renal, Lee Health, Quest Diagnostics, and other esteemed medical professionals.

CONTACT

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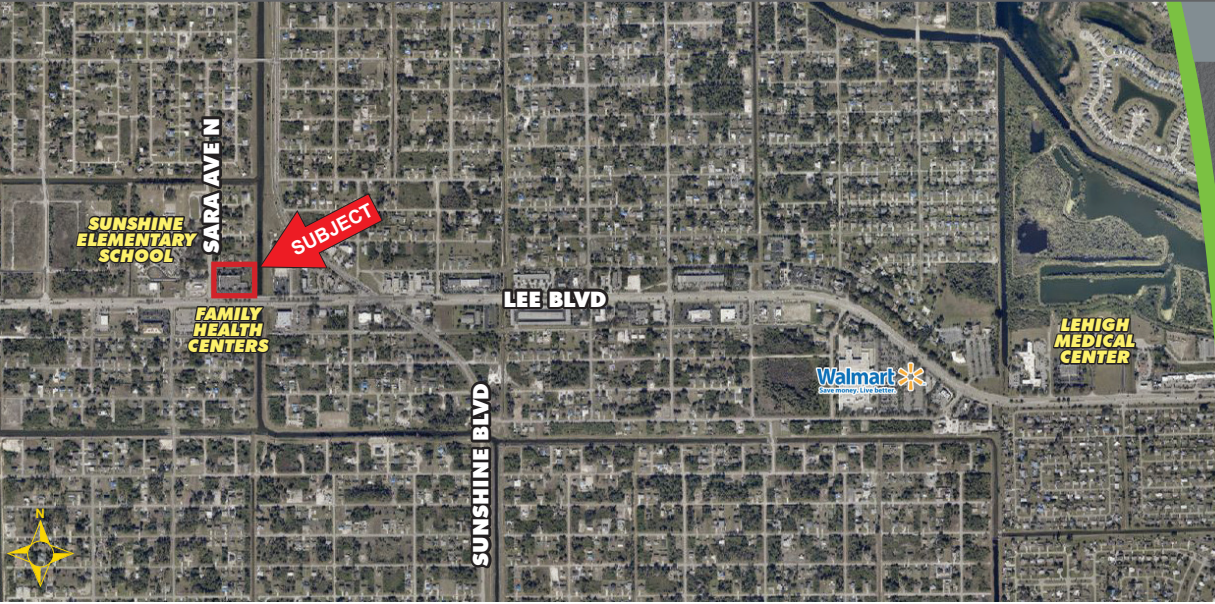
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HIGHLIGHTS

- Move-in ready
- Pylon & building signage
- Professionally managed
- 52,000 cars pass this location daily
- Located in a thriving community with growing demographics and substantial traffic counts



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2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	6,751	53,721	107,218
EST. HOUSEHOLDS	1,987	17,455	35,617
EST. MEDIAN HOUSEHOLD INCOME	\$52,781	\$53,751	\$58,388
TRAFFIC COUNTS (2022)	52,000 AADT		

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