Woodyard & Associates LLC
COMMERCIAL REAL ESTATE

1.3± Acres / Lehigh Acres
Future Commercial Potential
FOR SALE



ADDRESS: 3206 / 3210 / 3212 3rd St W, & 3215 4th St W, Lehigh Acres, FL 33971

STRAP #: 26-44-26-L3-11074.0110; 26-44-26-L3-11074.0120;
26-44-26-L3-11074.0100; 26-44-26-L3-11074.0080

SIZE: 1.3± acres / 56,584± SF

LAND USE: Central Urban

PRICE: $296,000

COMMENTS: Excellent site for commercial development with re-zoning. Site features 206± ft. frontage on heavily travelled Sunshine Blvd. and 403±' frontage on 3rd St W with full median cut. Average Daily Traffic Counts show 14,410 vehicles on Sunshine Blvd. (2026) and 45,300 vehicles on Lee Blvd. (2025).

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The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

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