



RE/MAX Realty Group | Commercial Division
7910 Summerlin Lakes Dr
Fort Myers, FL 33907
(239) 489-0444



FOR SALE – Commercial Parcel
401/407 Ida Ave. N., Lehigh Acres, FL 33971



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FOR SALE – Commercial Parcel

401/407 Ida Ave. N., Lehigh Acres, FL 33971

SALE PRICE: \$2,499,000

Land Size: 1.56± acres

Strap #: 25-44-26-L4-03024.0070

Zoning: C-2

Location: On the main East/West artery in Lehigh Acres. High traffic and visibility.

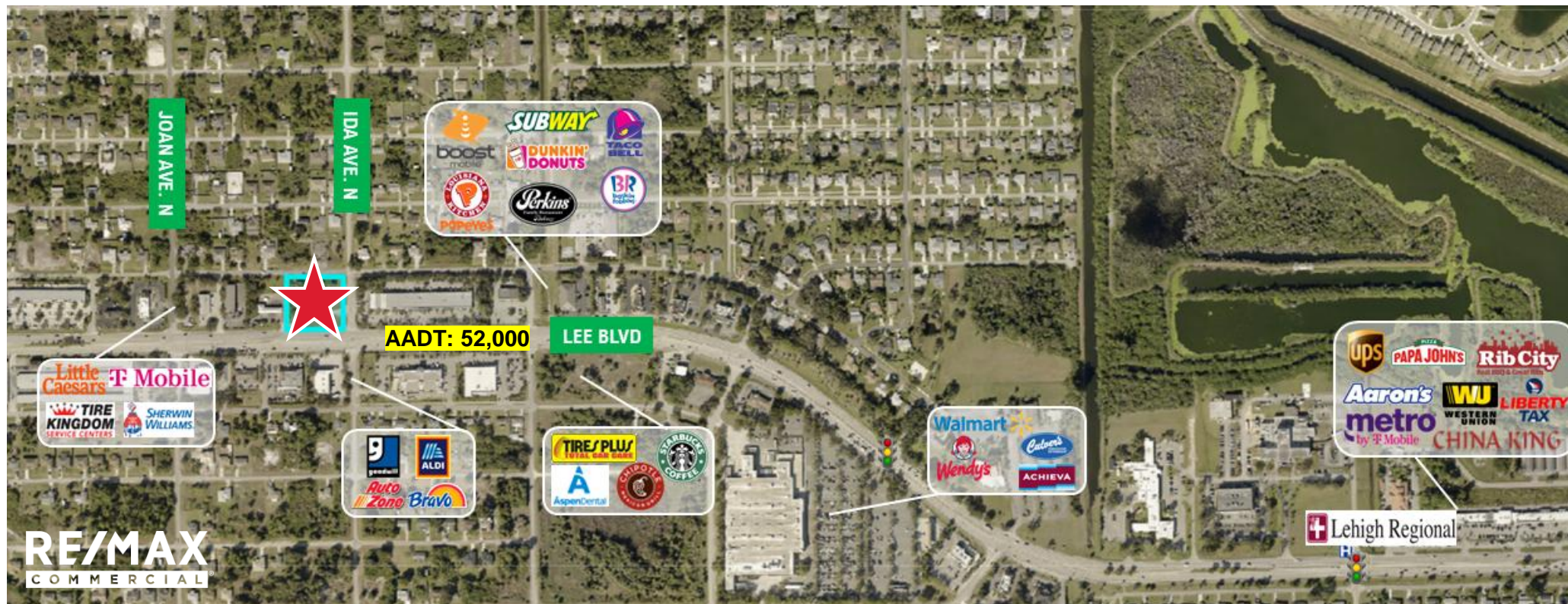
- ❖ Prime frontage – 275 feet on Lee Blvd. and 250 feet on Ida Ave. N
- ❖ Zoning offers a wide variety of uses including commercial, professional, retail and specialty uses
- ❖ Two road accessibility including Ida Ave. N (main access) and Lee Blvd. (thru the access road, not direct access)
- ❖ Commercial property is in short supply, making this a great opportunity to secure your foothold in this fast growing and heavily populated community.

**401/407 Ida Ave. N.
Lehigh Acres, FL 33971**

**SALE PRICE: \$2,499,000
1.56± acres**



Area Businesses Lehigh Acres, FL 33971



Newly Constructed: Starbucks

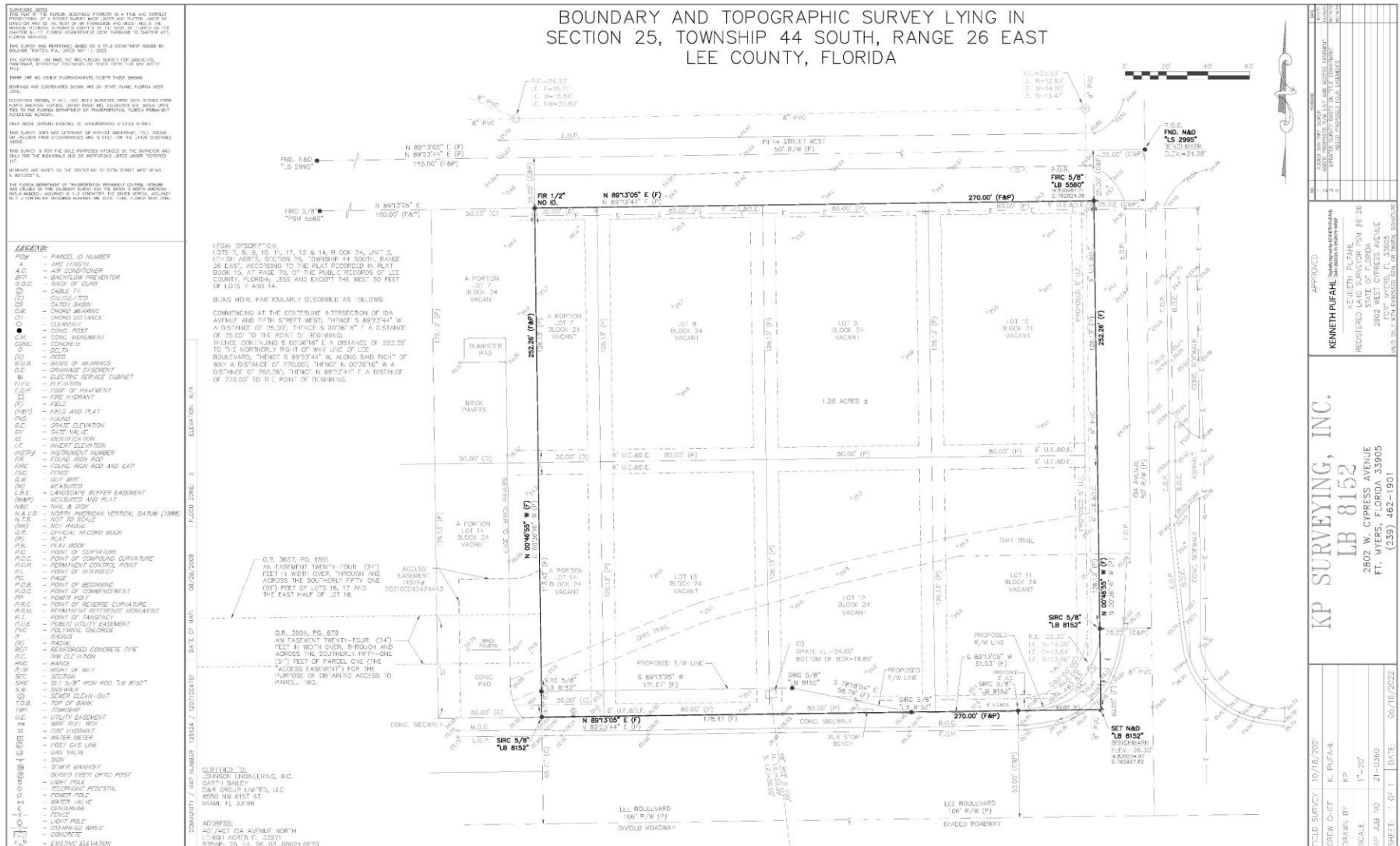
Waffle House

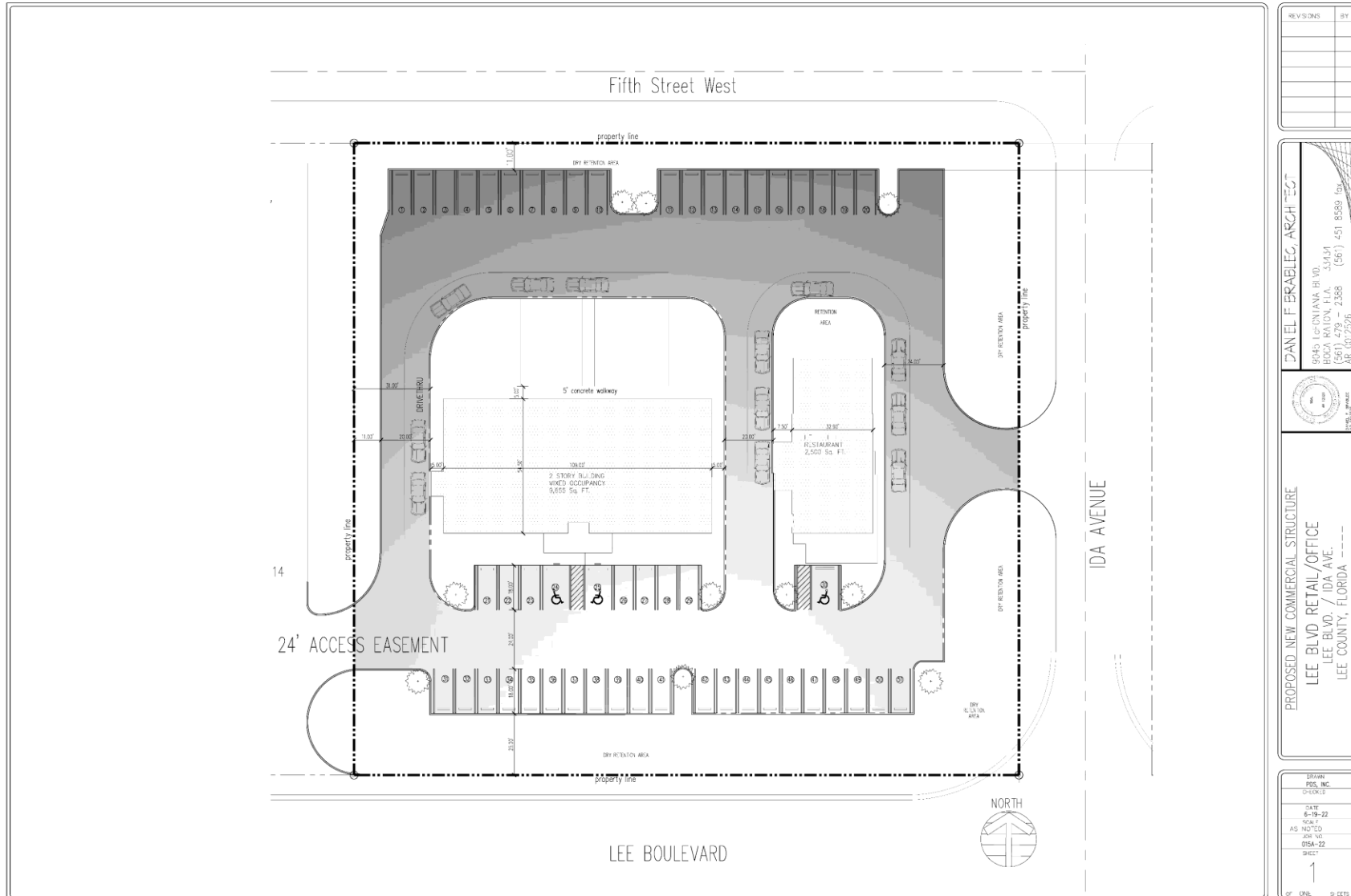
Development Order: Chipotle Grill
Chick-Fil-A

Tommy Express

Under Construction: Tires Plus

Lehigh Acres Lee Tran Park & Ride





DOS2021-00082 Lee County ePlan



Writer's Direct Dial Number: 239-533-8553

BOARD OF COUNTY COMMISSIONERS

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County Hearing Examiner

August 09, 2024

Debi Pendlebury
Johnson Engineering, Inc.
2122 Johnson Street
Fort Myers, 33901

RE: Fast Food, Office and Commercial Parcel
DOS2021-00082
DO Submittal Small

Dear Debi Pendlebury:

Your plans for the above-referenced project have been reviewed and approved for Concurrency and a Development Order with stipulation(s). Concurrency and the Development Order are granted for the following:

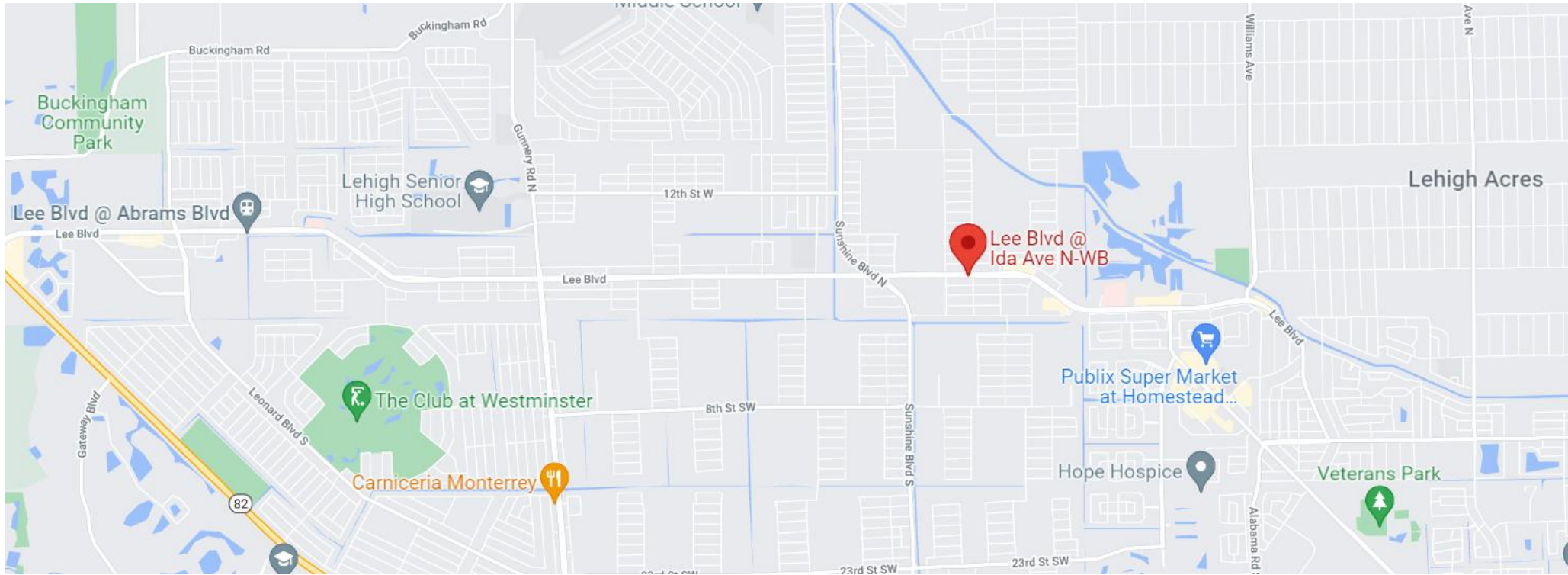
Approved for the single-phase construction of infrastructure to support one 11,950-SF two-story multi-tenant commercial building for retail, office and restaurant use [including a 1,100-SF fast food use with drive-through lane, 5,950-SF retail use, and 4,900-SF office use] and one 2,500-SF one-story fast food building with drive-through lane on a 1.56-acre site with direct access to Ida Avenue North and Lee Boulevard, related site grading, and other improvements including constructing/installing with the required permits: utility (i.e. electric, gas, sanitary sewer, water, etc.) connections, a solid waste dumpster enclosure, stormwater management infrastructure, a paved uncovered parking lot and driveway access, traffic signing and pavement markings, retaining wall with guardrail, a bicycle rack, sidewalk, outdoor lighting, walls, landscaping, monument sign and related improvements in conformance with the approved plans. [CNC2021-00082]

THIS CERTIFICATE OF CONCURRENCY SHALL BE VALID AND EFFECTIVE UNTIL 8/9/2027. DURING THE NEXT THREE (3) YEARS, Development Services is authorized to issue building permits for the construction of the building(s) indicated above without further review of the Concurrency requirements by the Division. Upon expiration of the Concurrency Certificate, the project will be subject to the concurrency program in effect at the time of expiration. No vested right to a Concurrency Certificate will exist solely due to the existence of an otherwise effective Development Order.

This approval does not relieve the development from the responsibility to obtain all other necessary Federal, State and local permits.

THIS DEVELOPMENT ORDER WILL BE VALID FOR A PERIOD OF SIX (6) YEARS AND IS SCHEDULED TO EXPIRE ON 8/9/2030.

**401/407 Ida Ave. N.
Lehigh Acres, FL 33971**



Michael J. Frye, CCIM|CEO
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