



FOR LEASE – OFFICE BUILDING 1401 Kimdale St. E, Lehigh Acres, FL 33936

LEASE RATE: \$18.00 + \$5.00 CAM (Est.)

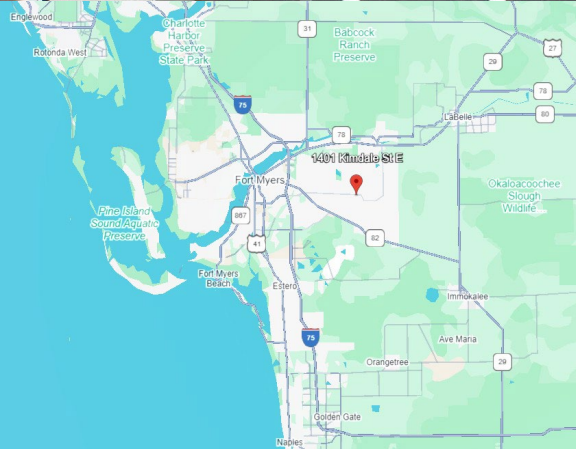
AVAILABLE SPACE: 2,144± SF

Strap #: 31-44-27-02-00006.0160

Year Built: 1969 (LeePA)

Parking Spaces: 6 spaces + 1 Handicap

Property Description: The property is located in central Lehigh Acres between Lee Blvd. and Beth Stacey Blvd. on the main artery Homestead Rd N. There are neighboring residential communities and retail centers.



An adjacent lot of 12,760± Sq Ft (0.29± acres) can be made available for additional parking and/or storage subject to negotiation.

ZONING:	CPD – Commercial Planned Development
UTILITIES:	FGUA (Water & Wastewater Service)
FIRE DISTRICT:	Lehigh Acres Fire Control & Rescue
PARTIAL LIST OF PERMITTED USES:	Admin offices, Animals/Pet Services (Clinic, Kennel, Humane Society), Day Care Center (Child/Adult), Emergency Operations Center, Insurance Company, Pharmacy, Retail, Printing/Publishing Medical (subject to approval)
TRAFFIC COUNT:	29,000 (Homestead Rd N) 54,500 (Lee Blvd)



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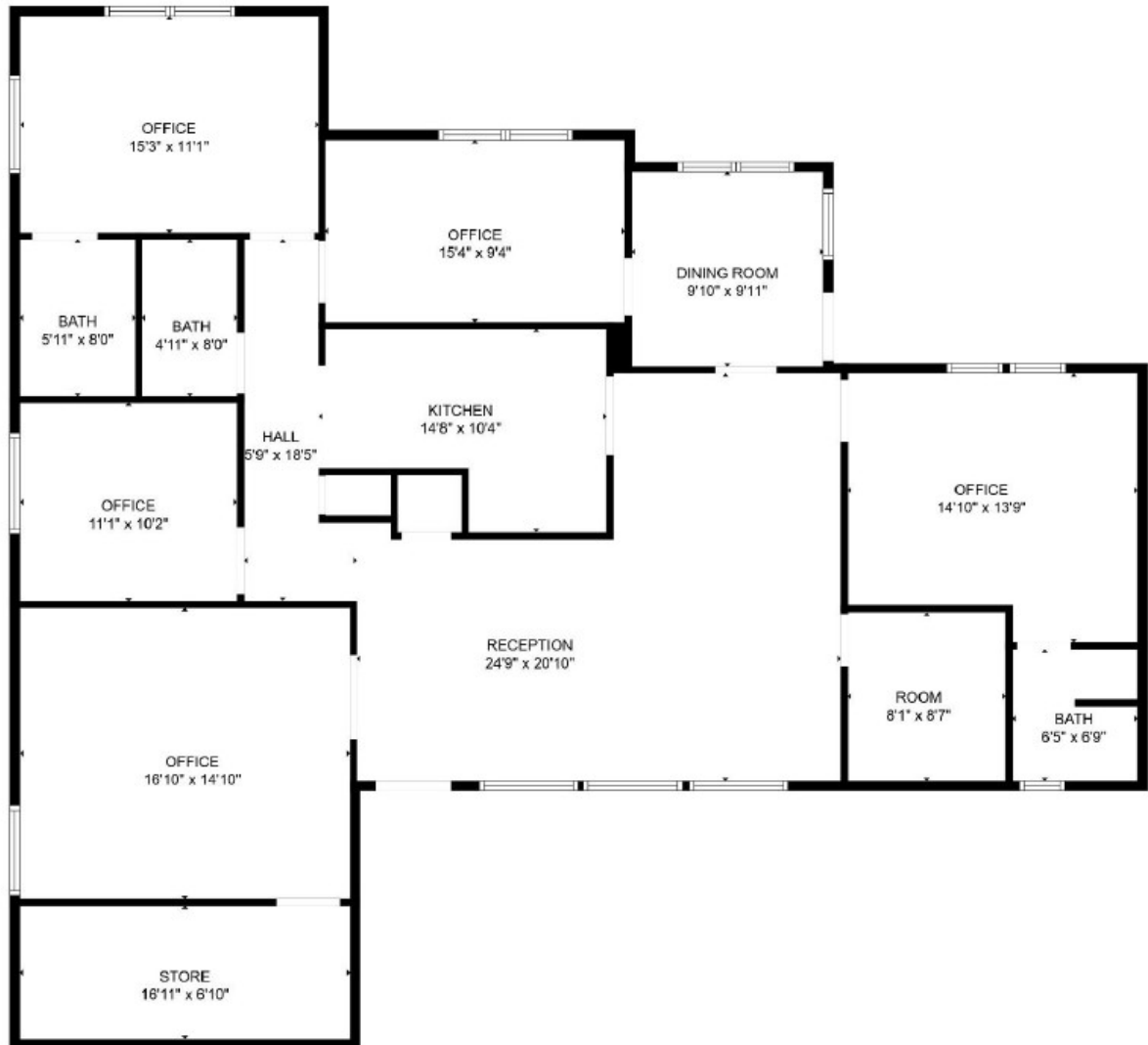
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FLOORPLAN



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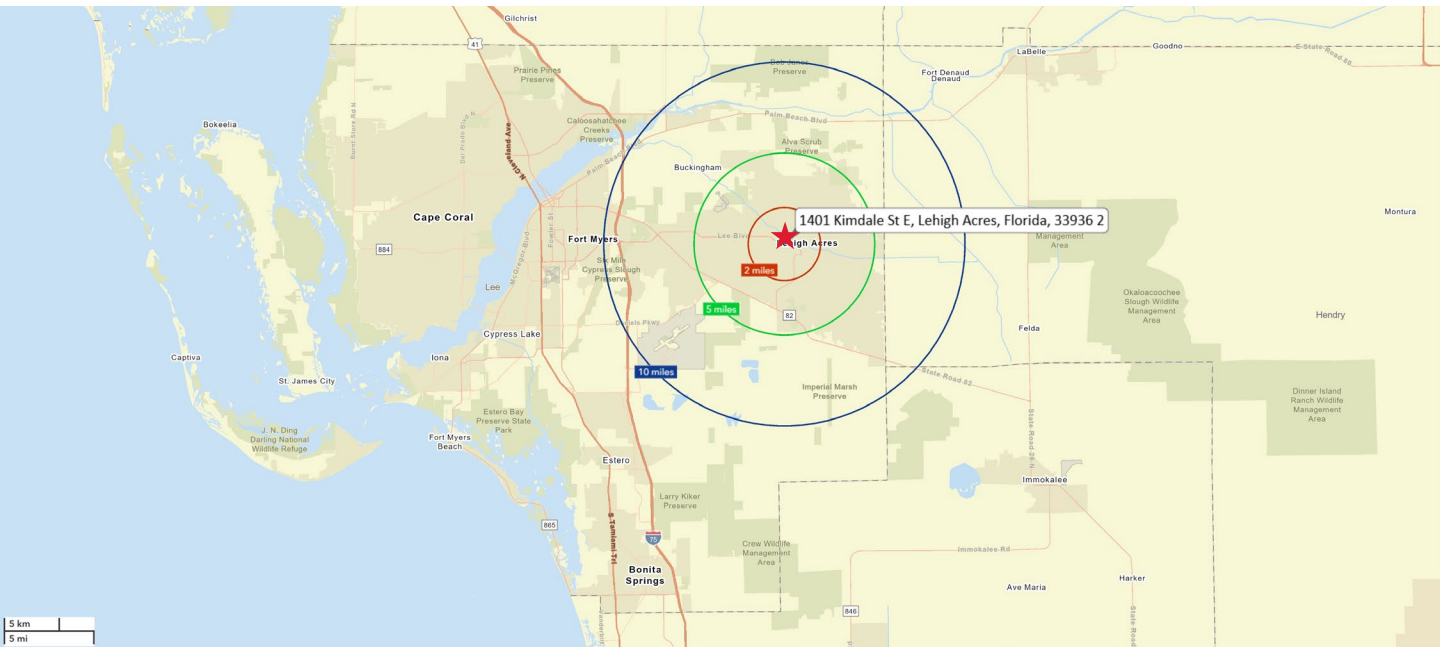


DEMOGRAPHICS

DEMOGRAPHICS (2024)

1401 Kimdale St. E, Lehigh Acres, FL

	2 Miles	5 Miles	10 Miles
Total Population	24,705	98,542	188,838
Median Age	38	35	39
Total Households	8,877	32,025	66,920



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