



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

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

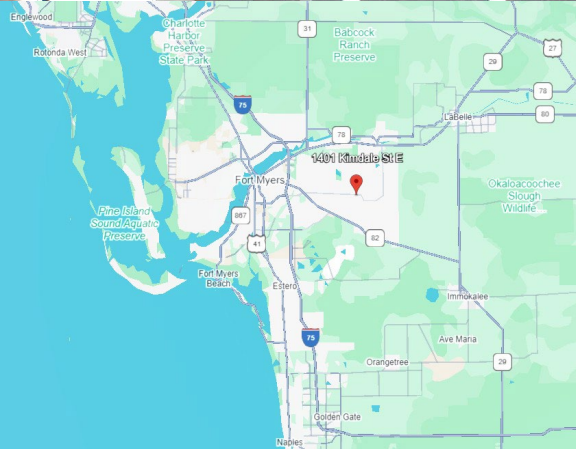
AVAILABLE SPACE: 2,144± SF

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.



ZONING:	CPD – Commercial Planned Development
UTILITIES:	FGUA (Water & Wastewater Service)
FIRE DISTRICT:	Lehigh Acres Fire Control & Rescue
LIST OF PERMITTED USES: (See page 2 of flyer)	Medical Office Essential Services Business Services (Group I)
TRAFFIC COUNT:	29,000 (Homestead Rd N) 54,500 (Lee Blvd)

Michael J. Frye, CCIM|CEO
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PERMITTED USES

Medical office means standard office space for the dispensing of medical and health-related services, including outpatient clinics incidental to such offices. Users may include medical doctors, osteopaths, chiropractors, naturopaths, nurse practitioners, health maintenance organizations and similar group practices, psychiatrists, clinical psychologists, therapists, counselors and similar licensed or professional practitioners, but does not include small animal hospitals or other veterinary clinics.

Essential services means the erection, construction, alteration or maintenance, by a public or private utility company for the purpose of furnishing adequate service by such company for the public health, safety or general welfare, of electrical and communication cables, poles and wires, and water and sewer collection, transmission or distribution mains, drains and pipes, including fire hydrants. The term "essential services" includes necessary transformers, switching equipment, meters, pumps and similar equipment, which is less than 27 cubic feet in size, but does not include communication towers, telephone booths or pay telephone stations. This definition does not include buildings, structures or uses listed as "essential service facilities" (see Section 34-622(c)(13)).

Business services. Establishments primarily engaged in providing business services to other businesses or individuals not classified elsewhere in this section.

GROUP I. Business service establishments that customarily occupy standard office space and do not require outdoor storage of supplies or the use of vehicles other than cars or small vans.

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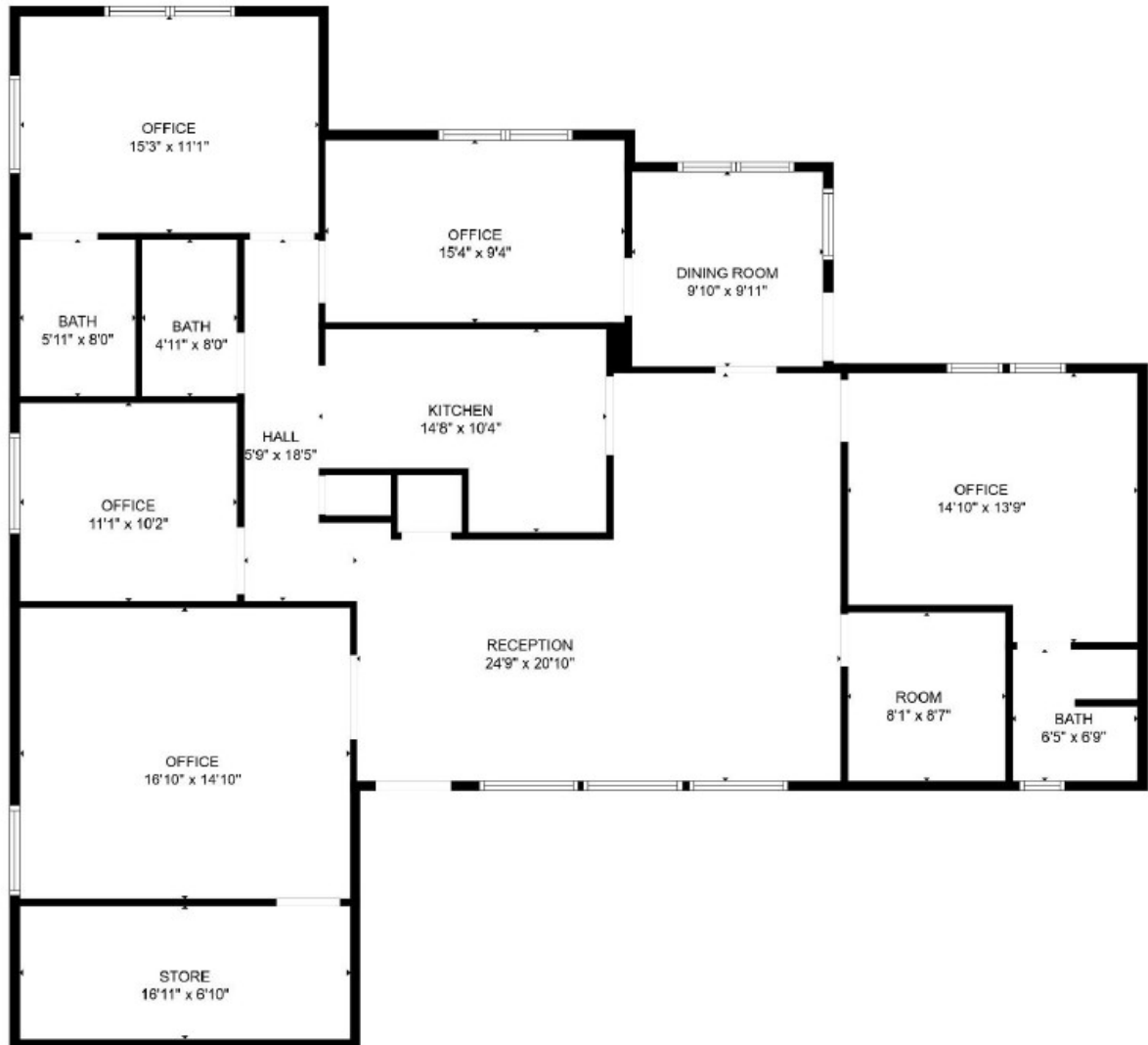
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FLOORPLAN



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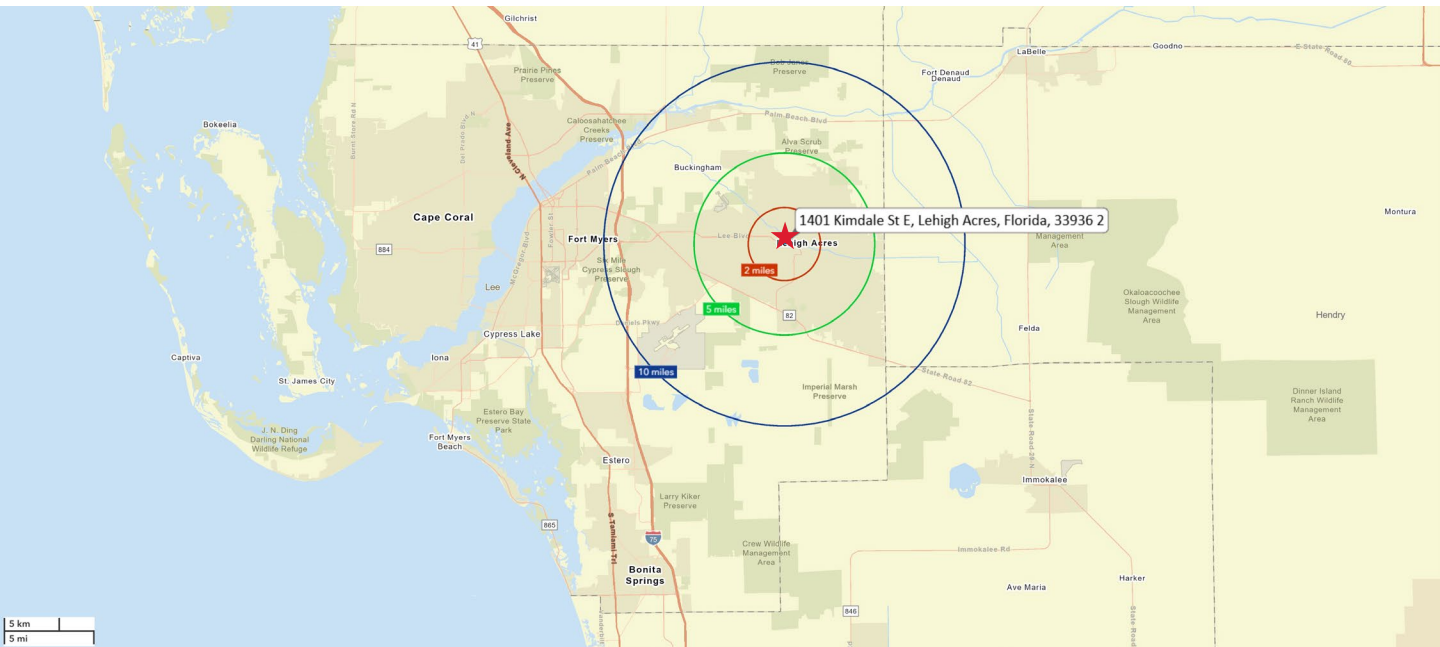


DEMOGRAPHICS

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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