

1320 business way lehigh acres fl 33936

A Deep Dive into 1320 Business Way, Lehigh Acres, FL 33936: A Historical and Contemporary Analysis

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The Lee County Historical Society provides context of Lehigh Acres' development, adding historical weight to the analysis of 1320 Business Way. The Florida Commercial Real Estate Journal lends credibility through its focus on commercial property trends and market analyses within the state. Their joint publication ensures a blend of historical perspective and current market analysis.

Editor: Mr. Robert Miller, Certified Commercial Investment Member (CCIM), has over 20 years of experience in commercial real estate brokerage and investment in Southwest Florida. His expertise ensures the accuracy and relevance of the market data presented.

1. Historical Context of 1320 Business Way and Lehigh Acres

Lehigh Acres, Florida, has experienced a dramatic transformation since its inception. Originally envisioned as a vast planned community in the mid-20th century, its development has been characterized by periods of rapid growth punctuated by economic fluctuations. Understanding this broader context is crucial to analyzing the historical relevance and current standing of 1320 Business Way, Lehigh Acres, FL 33936.

The specific history of 1320 Business Way requires further investigation into Lee County property records. This would involve examining building permits, ownership changes, and any significant alterations or renovations over time. This data will illuminate the property's evolution, from its initial construction or purpose to its current use. Determining the original developer and the intended use of the building at 1320 Business Way would be essential in understanding its early trajectory within the broader context of Lehigh Acres' growth.

Initial research suggests that many properties in this area developed alongside the expansion of major roadways and infrastructure projects within Lehigh Acres. Tracing the development of these nearby arteries would reveal crucial information regarding the property's accessibility and potential for commercial viability throughout its history. Analyzing historical aerial photographs and maps could provide visual evidence of changes in the surrounding landscape and the property's connection to broader transportation networks.

2. Current Relevance of 1320 Business Way, Lehigh Acres, FL 33936

The current relevance of 1320 Business Way depends heavily on several interconnected factors. These include its current zoning classification, its physical condition and amenities, its accessibility and proximity to major thoroughfares, and the broader economic climate of Lehigh Acres.

A key aspect to consider is the current occupancy and the nature of the business(es) operating at

1320 Business Way. Understanding the tenant mix provides insight into the property's market position and the type of businesses it attracts. Is it occupied by a single, large tenant or multiple smaller businesses? Is the current use reflective of the highest and best use for the property? These are vital questions that require further investigation using publicly available resources and potentially contacting the property owner or management.

The physical characteristics of the building itself – its size, layout, and the quality of its construction and any recent improvements – are crucial in determining its value and competitiveness in the current market. Comparing 1320 Business Way to similar properties in the immediate vicinity will provide a benchmark for assessing its market position.

3. Market Analysis and Investment Potential

Analyzing the current market value of 1320 Business Way necessitates a comprehensive appraisal based on comparable properties (comps) in Lehigh Acres and the surrounding areas. Factors such as rental rates, vacancy rates, and capitalization rates (Cap Rates) of similar commercial properties will provide a comparative framework for valuing 1320 Business Way.

The investment potential of 1320 Business Way would then be evaluated considering the current market value, potential rental income, and operating expenses. A thorough analysis would involve constructing projected cash flow statements to determine the potential return on investment (ROI) for a potential buyer or investor.

The long-term growth potential of Lehigh Acres as a whole will heavily influence the desirability and future value of 1320 Business Way. Factors such as population growth, employment trends, and infrastructure improvements all contribute to the overall economic health of the area, directly impacting property values.

4. Economic Impact and Community Significance

The economic impact of 1320 Business Way, even if it is a relatively small commercial property,

should not be overlooked. The business or businesses operating at this address contribute to the local tax base, generate employment opportunities, and potentially support other businesses within the community. Understanding its contribution to the broader economic landscape of Lehigh Acres requires analysis of its employment figures, sales revenue, and its overall impact on the local economy.

The property's significance to the community might also extend beyond its economic role. If it houses a business that provides essential services, like a grocery store or medical facility, it may play a crucial role in the daily lives of Lehigh Acres residents.

5. Future Projections and Development Potential

Considering the future of 1320 Business Way involves extrapolating from current market trends and projecting potential changes in the local economy and the real estate market. What are the foreseeable changes that might impact the property's value or its use?

For instance, the ongoing development and expansion of infrastructure projects in Lehigh Acres could positively impact accessibility and property values. Conversely, shifts in consumer preferences or changes in the local business environment could affect the demand for commercial properties like 1320 Business Way.

Conclusion

1320 Business Way, Lehigh Acres, FL 33936, represents a small piece of a larger puzzle – the dynamic commercial landscape of Lehigh Acres and Southwest Florida. A comprehensive analysis requires meticulous research encompassing historical context, current market conditions, and projections for the future. By understanding the property's past, assessing its present, and projecting its potential future, we can gain a much clearer perspective on its significance and its place within the evolving economic fabric of the region. Further investigation into property records, tenant information, and a thorough market analysis are essential to complete a truly comprehensive study.

FAQs

1. What is the current zoning classification of 1320 Business Way? This information can be found through Lee County's property appraiser's website.

1. Who is the current owner of 1320 Business Way? This information is publicly accessible through Lee County property records.

1. What are the typical rental rates for comparable properties in the area? This requires a market analysis of similar commercial properties in Lehigh Acres.

1. What is the estimated market value of 1320 Business Way? A professional appraisal is needed for an accurate estimate.

1. What are the major risks and opportunities associated with investing in 1320 Business Way? This requires a detailed investment analysis considering market risks and growth potential.

1. What is the vacancy rate for commercial properties in Lehigh Acres? This data is typically

available through local real estate market reports.

1. What are the main industries driving economic growth in Lehigh Acres? This involves researching the local economy and major employers.

1. What are the future infrastructure development plans that might affect 1320 Business Way? This requires reviewing Lee County's infrastructure plans and development projects.

1. How can I obtain more detailed information about the property's history? Lee County's historical society and property appraiser's office are excellent resources.

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claim, how a franchisee may attack lawful and unlawful earnings claims, how a franchisor may defend against such attacks, and how the government franchise enforcement authorities, investigate unlawful earnings claim activity.

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Everyone in Evie's east-coast school is obsessed with Kill Screen, one of the scariest, most intense video games on the market! But no one has ever beat the game and many believe there must be a defect in the last level, making victory impossible to attain. When Evie finally figures out how to defeat the final ghost, the Wisp, her work is far from over, for as the first person to ever complete Kill Screen, she's unwittingly unleashed the Wisp into our world.

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