

118 & 124 CAPE CORAL PARKWAY WEST

CAPE CORAL, FL 33914

DEVELOPMENT LAND FOR SALE | .84 ACRES



COMMERCIAL LAND FOR SALE

- 307 feet of frontage on primary corridor
- Primary intersection of Santa Barbara Blvd and Cape Coral Pkwy
- Across from Publix Supermarkets
- Commercial Uses Allowed: Bank, Pharmacy, Professional Office, Assisted Living Facility, Restaurants, and more
- Less than 2 miles to downtown Cape Coral

ASKING PRICE: \$650,000

PROPERTY SUMMARY

PARCEL DETAILS	#1	#2
Address	118 Cape Coral Pkwy West Cape Coral, FL 33914	124 Cape Coral Pkwy West Cape Coral, FL 33914
Parcel IDs	14-45-23-C2-00163.0220	14-45-23-C2-00163.0200
Total Acreage	.61 Acres	.23 Acres
Municipality	Cape Coral, Florida	Cape Coral, Florida
Zoning	Professional Office (P)	Residential Multifamily Low (RML)
Future Land Use	Commercial /Professional (CP)	Commercial /Professional (CP)



Publix.

CAPE CORAL PARKWAY WEST – 30,500 VPD

307 feet

#2
.23 acres

#1
.61 acres

PARKWAY
COURT APARTMENTS

MARKET OVERVIEW

Cape Coral is located on the Gulf side of Florida in Lee County. It is considered one of the fastest growing cities in both Florida and the U.S. The city has long been known as a place to escape northern winters, or as a place for relocation upon retirement. More recently, Cape Coral has become a more youthful, diverse community with a median age of 45 years. The total population has grown to 208,053 with a labor force of 94,052 workers.

Cape Coral has a vibrant downtown with restaurants, shops and bars. The city is renowned for amazing waterfront views and waterways that are home to manatees and other beautiful wildlife. Within the city limits there are over 400 miles of navigable waterways, which is more than any other city on Earth.

DEMOGRAPHICS

1 MILE RADIUS



10,204
POPULATION



51.4
MEDIAN AGE



4,677
TOTAL # HOUSEHOLDS



\$62,153
AVERAGE HH INCOME



2,370
TOTAL EMPLOYEES

3 MILE RADIUS



64,545
POPULATION



51.4
MEDIAN AGE



28,569
TOTAL # HOUSEHOLDS



\$71,300
AVERAGE HH INCOME



17,703
TOTAL EMPLOYEES

5 MILE RADIUS



156,176
POPULATION



51.8
MEDIAN AGE



68,783
TOTAL # HOUSEHOLDS



\$72,039
AVERAGE HH INCOME



46,106
TOTAL EMPLOYEES

SOURCE: REGIS

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MULTIFAMILY
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