

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)





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 reknowned 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



S 10,204 POPULATION





4,677 TOTAL # HOUSEHOLDS



\$62.153 AVERAGE HH INCOME



2.370 TOTAL EMPLOYEES

SOURCE: REGIS

3 MILE RADIUS



LQ 64,545 POPULATION



\$71,300



28,569 TOTAL # HOUSEHOLDS

AVERAGE HH INCOME



68,783 TOTAL # HOUSEHOLDS



5 MILE RADIUS

156,176

51.8

POPULATION

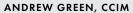
MEDIAN AGE

\$72.039 AVERAGE HH INCOME





46.106 TOTAL EMPLOYEES



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