

CHIQUITA COMMONS

CAPE CORAL, FL 33914

MULTIFAMILY LAND FOR SALE | .82 ACRES



DEVELOPMENT HIGHLIGHTS

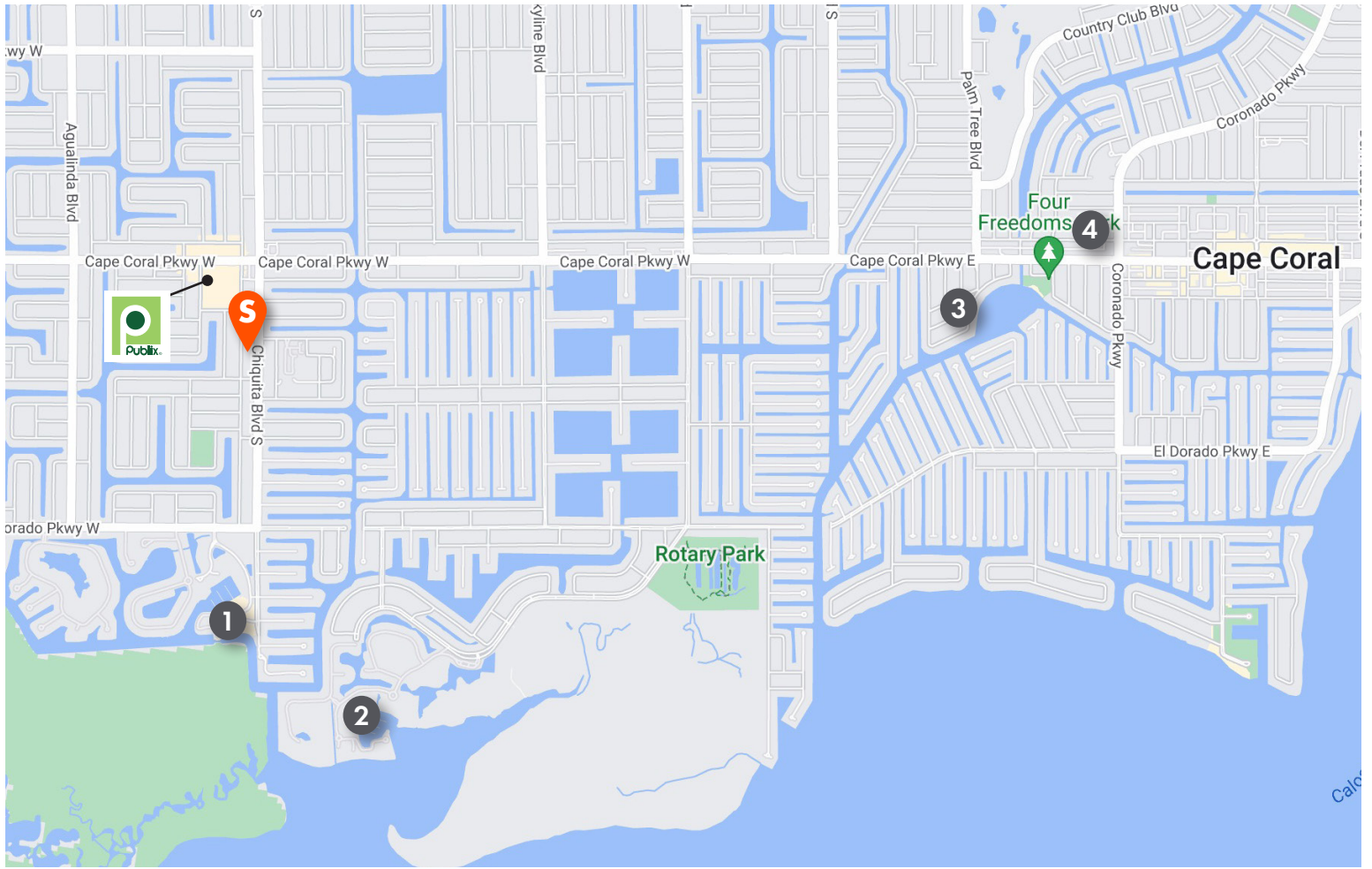
- Premiere location for boutique apartment building
- Approximately 10 minutes away from Downtown Cape Coral
- Nearly 209 feet of frontage of Chiquita Boulevard
- Close proximity to Publix Supermarkets and other major retailers
- Preliminary plans drawn for 14-unit apartment building with pool on site

PROPERTY SUMMARY

Address	5018-5022 Chiquita Boulevard South Cape Coral, FL 33904
Parcel ID	16-45-23-C2-04632.0480
Total Acreage	.82 Acres
Municipality	Cape Coral, Florida
Zoning	Residential Multifamily (RML)
Future Land Use	Multiple Family Residential (MF)

ASKING PRICE: \$650,000

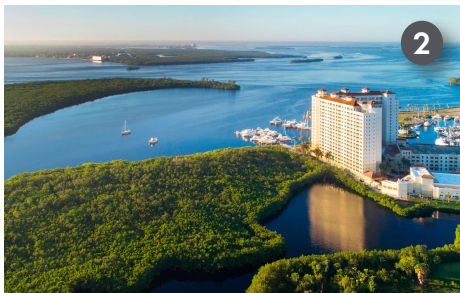
SUBMARKET HIGHLIGHTS



1

CAPE HARBOUR

A picturesque waterfront community featuring an upscale marina, luxury residences, and a vibrant shopping and dining promenade. The marina offers convenient access to the Gulf of Mexico and attracts boating enthusiasts, while the surrounding architecture reflects a Mediterranean-inspired charm. Residents and visitors alike enjoy the stunning views, waterfront activities, and a relaxed yet sophisticated atmosphere.



2

WESTIN CAPE CORAL RESORT

A luxurious waterfront retreat in Cape Coral, FL, offering elegant accommodations with scenic views of the Caloosahatchee River. Boasting a sophisticated atmosphere, the resort features spacious suites, upscale amenities, and access to a private marina. Guests can unwind in the spa, savor gourmet dining options, and enjoy the resort's convenient proximity to local attractions and outdoor activities.



3

BIMINI SQUARE DEVELOPMENT

October 2023 marked the ground-breaking of this \$100 million-plus project. This venture encompasses upscale apartments, clinics, boat slips, and more. Set for completion in 2025, the project spans nearly 6 acres, featuring five-story buildings, a waterfront restaurant, shops, and 218 luxury apartments. With 58K+ SF of nonresidential space, including offices and retail, the development also includes a transient boat dock, parking garage, and medical office space.



4

THE COVE AT 47TH

This \$103 million mixed-use development, is currently underway. The project encompasses 327 luxury apartments, 19,000 SF of retail/office space, and a 585-space parking garage (125 public spaces). Notable amenities include a resort-style saltwater pool, co-working area, fitness center, rooftop Sky Lounge, pet spa, grilling decks, and secured garage parking with private EV charging. Project completion is anticipated by late summer 2024.

ANDREW GREEN, CCIM
 SENIOR ASSOCIATE
 (954)804-2184
 ANDREW.GREEN@FOUNDRYCOMMERCIAL.COM

420 S. ORANGE AVENUE, SUITE 400
 ORLANDO, FL 32801
foundrycommercial.com

FOUNDRY
 COMMERCIAL

MULTIFAMILY
 INVESTMENT
 GROUP

CAPE CORAL



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

POPULATION	1 MILE	3 MILES	CAPE CORAL
2023 ESTIMATED POPULATION	10,071	49,937	211,915
2028 PROJECTED POPULATION	10,548	52,516	241,243
2020 CENSUS POPULATION	9,408	47,384	194,112
2010 CENSUS POPULATION	7,706	39,322	154,948
HOUSEHOLDS	1 MILE	3 MILES	CAPE CORAL
2023 ESTIMATED HOUSEHOLDS	4,571	21,758	84,252
2028 PROJECTED HOUSEHOLDS	5,006	23,885	99,285
2020 CENSUS HOUSEHOLDS	4,232	20,452	76,833
2010 CENSUS HOUSEHOLDS	3,424	16,847	61,315
OCCUPIED HOUSING UNITS	1 MILE	3 MILES	CAPE CORAL
2023 TOTAL HOUSING UNITS	5,762	26,480	100,716
2020 TOTAL HOUSING UNITS	5,305	24,804	90,532
2023 OWNER OCCUPIED	3,697	17,355	65,899
2023 RENTER OCCUPIED	874	4,403	18,353
HOUSEHOLD INCOME	1 MILE	3 MILES	CAPE CORAL
2023 MEDIAN HOUSEHOLD INCOME	\$74,966	\$74,607	\$70,746
2028 PROJECTED MEDIAN HOUSEHOLD INCOME	\$52,851	\$46,350	\$73,510

SOURCE: REGIS

ANDREW GREEN, CCIM
 SENIOR ASSOCIATE
 (954)804-2184
 ANDREW.GREEN@FOUNDRYCOMMERCIAL.COM

420 S. ORANGE AVENUE, SUITE 400
 ORLANDO, FL 32801
 foundrycommercial.com

FOUNDRY
 COMMERCIAL

MULTIFAMILY
 INVESTMENT
 GROUP