



# COMMERCIAL

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## PRIME COMMERCIAL LAND | 26.37± ACRES WITH 963± FEET OF FRONTAGE ON SW PINE ISLAND ROAD



### PROPERTY DESCRIPTION

- Location: SW Pine Island Road, Cape Coral, Florida 33991  
SW Cape Coral on SW Pine Island Road less than one mile from both Veterans Parkway/Burnt Store Road and Chiquita Blvd.
- S.T.R.A.P. #: 20-44-23-C2-00001.1040
- Land Size: 26.37± Acres Total (1,148,677.20± SF)
- Zoning: CORR (Corridor) City of Cape Coral
- Future Plan: PIRD (Pine Island Road District) City of Cape Coral
- Utilities: Available to the Site
- Comments: Sizable Land Parcel with 963± feet of frontage is available on SW Pine Island Road in Cape Coral, FL. Pine Island Road has long been considered a primary traffic and growth corridor for Lee County and was widened to 4 lanes in 2016. This parcel is well suited for commercial and retail development. Location on a primary corridor between Veterans Parkway/Burnt Store Road and Chiquita Blvd. offers access to all areas of the county including Matlacha, Pine Island and Southwest Cape Coral and is just east of a proposed Walmart Super Center.

**SALE PRICE: \$5,375,000 (\$4.67 PSF)**

VIP Realty - Commercial | 13131 University Drive | Fort Myers | Florida | 33907  
239.489.3303



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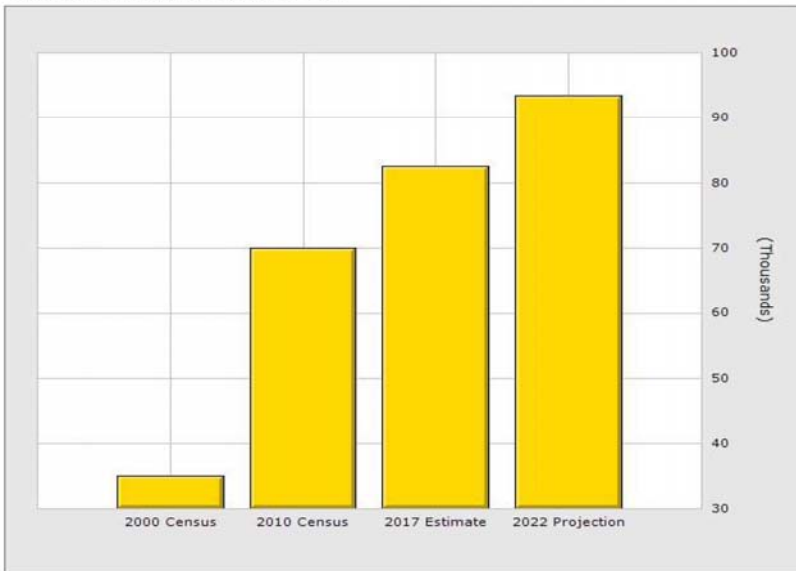


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**Population for 5 Mile Radius**

SW Pine Island Rd, Cape Coral, FL 33991



	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2017 Total Population:	2,547	28,426	82,577
2022 Population:	2,901	32,303	93,479
Pop Growth 2017-2022:	13.90%	13.64%	13.20%
Average Age:	39.10	39.00	39.10
<b>Households</b>			
2017 Total Households:	902	10,145	30,214
HH Growth 2017-2022:	13.75%	13.35%	12.98%
Median Household Inc:	\$58,170	\$60,799	\$55,325
Avg Household Size:	2.80	2.80	2.70
2017 Avg HH Vehicles:	2.00	2.00	2.00
<b>Housing</b>			
Median Home Value:	\$228,455	\$205,248	\$180,752
Median Year Built:	2003	2003	2001



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