

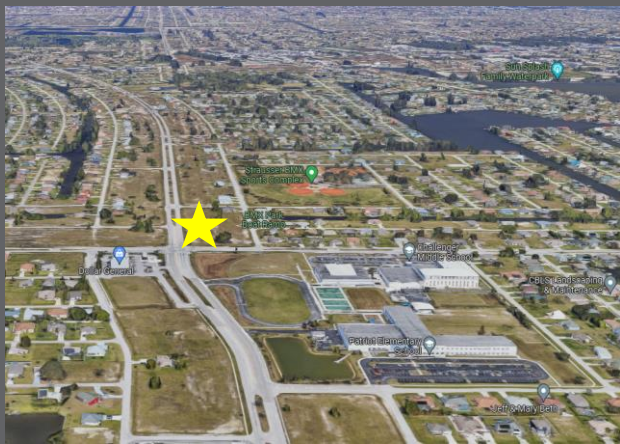
FOR SALE – 2.7± Acres **SIGNALIZED COMMERCIAL CORNER** **1525 Skyline Blvd., Cape Coral, FL 33991**

Price: \$1,392,000 (\$11.84/PSF)

Zoning: Commercial – Wide variety of uses

Future Land Use: Commercial Professional

Traffic Count: 22,000 (2021)



Property Description:

- Midway between Pine Island Rd. and Veterans Memorial Pkwy.
- SIGNALIZED Commercial Corner
- Utilities to the site
- Nearby businesses – Many restaurants, schools, parks/softball fields & retail – Publix, Dunkin Donuts, 7-11, BMX Park



Michael J. Frye, CCIM|CEO
Hall of Fame, Lifetime Achievement
(239) 281-0441
mfrye@ccim.net



Hal Arkin
Hall of Fame
(239) 910-5363
harold.arkin@remax.net



Michael J. Frye, CCIM|CEO
 (239) 281-0441



Hal Arkin
 (239) 910-5363

**For Sale – 2.7± Acres
 1525 Skyline Blvd.**

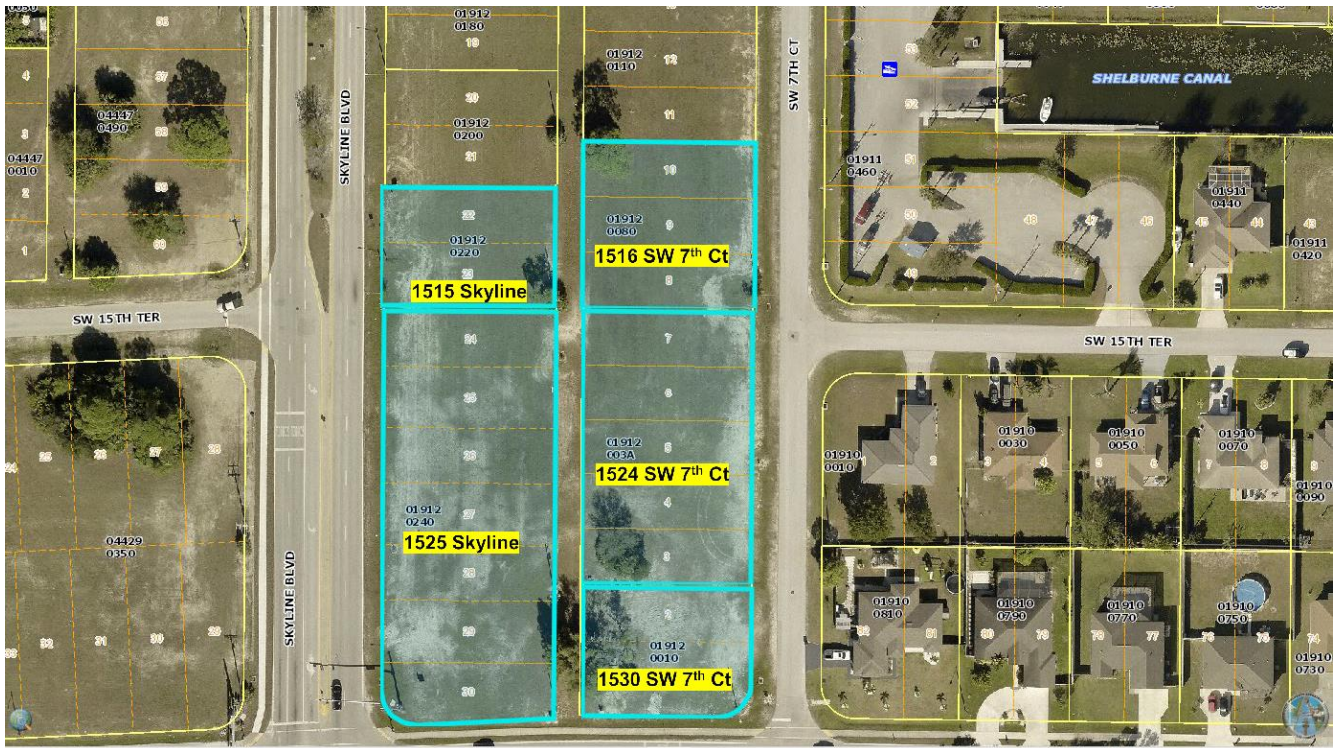
DEMOGRAPHICS (2021)

1525 Skyline Blvd., Cape Coral, FL 33991

| | 2 Miles | 5 Miles | 10 Miles |
|-------------------------|----------------|----------------|-----------------|
| Total Population | 30,844 | 169,051 | 403,791 |
| Median Age | 42.1 | 45.7 | 49 |
| Total Households | 11,371 | 66,505 | 171,663 |

1525 Skyline Blvd: 22-44-23-C3-01912.0240
 1515 Skyline Blvd: 22-44-23-C3-01912.0220

1530 SW 7th Ct: 23-44-23-C4-01912.0010
 1524 SW 7th Ct: 23-44-23-C4-01912.003A
 1516 SW 7th Ct: 23-44-23-C4-01912.0080



7910 Summerlin Lakes Dr., Fort Myers, FL 33907 | O: (239) 489-0444

ftmyerscommercial.com | michaelfrye.com



Michael J. Frye, CCIM|CEO
(239) 281-0441



Hal Arkin
(239) 910-5363

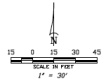
For Sale – 2.7± Acres
1525 Skyline Blvd.

BLOCK 1912 REPLAT

A REPLAT OF LOTS 29 THROUGH 35 AND LOTS 90 THROUGH 107, BLOCK 3367, CAPE CORAL UNIT 65 AS RECORDED IN PLAT BOOK 21, PAGES 151 THROUGH 164 AND A PORTION OF THE VACATED ALLEY RECORDED IN OFFICIAL RECORDS BOOK 2256, PAGE 2895, ALL IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING IN SECTIONS 22 AND 23, TOWNSHIP 44 SOUTH, RANGE 23 EAST, CITY OF CAPE CORAL, LEE COUNTY, FLORIDA

INSTRUMENT NUMBER

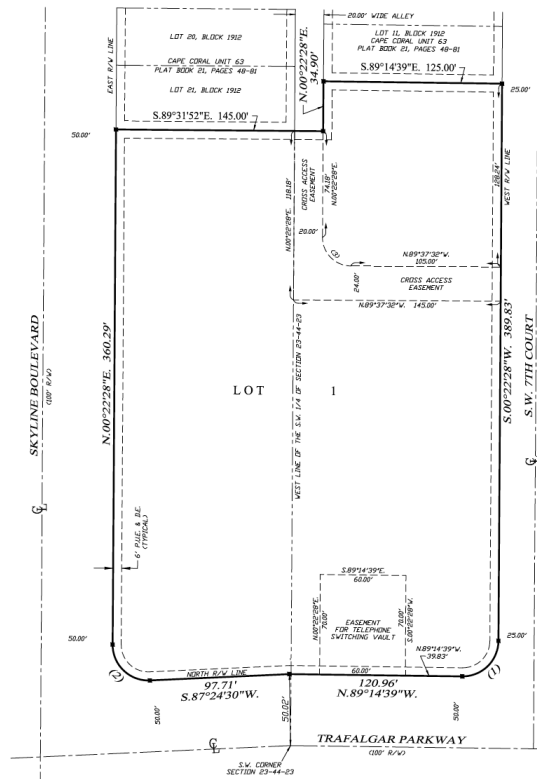
SHEET 2 OF 2



THIS INSTRUMENT PREPARED BY
HARRIS-JORGENSEN, LLC
PHILIP W. MOULDER, L.S. 55523
CERTIFICATE OF AUTHORIZATION No. 6921
3648 DEL PRADO BLVD. S. SUITE 100
CAPE CORAL, FLORIDA 33904
(239) 257-2624

LEGEND:

- PERMANENT REFERENCE MONUMENT CORNER
- 1/2 INCH LONG NUMBER 5 BRON ROD WITH 2 X 2 INCH PLASTIC CAP 1/2 INCH DIA. NO. 6921
- SET 1/2 INCH LONG NUMBER 4 BRON ROD WITH PLASTIC CAP 1/2 INCH DIA.
- OFFICIAL RECORDS BOOK PAGE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.A.C. POINT OF REVERSE CURVATURE
- P.R.C. POINT OF CONTINUED CURVATURE
- R.O.W. RIGHT-OF-WAY
- S.E. SPRAWL EASEMENT
- P.E. PUBLIC UTILITY EASEMENT
- N.R. NON-RADIAL
- C.M. CURVE NUMBER
- N NORTH
- S SOUTH
- E EAST
- W WEST
- C CENTERLINE



SURVEYOR'S NOTES:

- 1) DIMENSIONS SHOWN HEREIN ARE IN FEET AND DECIMALS THEREOF.
- 2) PARCEL CONTAINS 107096 SQUARE FEET OR 2.46 ACRES, MORE OR LESS.

CURVE TABLE

| NO. | RADIUS | DELTA | ARC | CHORD | CHORD BEARING |
|-----|--------|-----------|--------|--------|---------------|
| 1 | 25.00' | 90°25'33" | 39.44' | 35.47' | S 45°33'54"W |
| 2 | 25.00' | 90°37'58" | 40.56' | 36.26' | N 45°18'31"W |
| 3 | 20.00' | 90°00'00" | 31.42' | 28.28' | N 44°37'32"W |

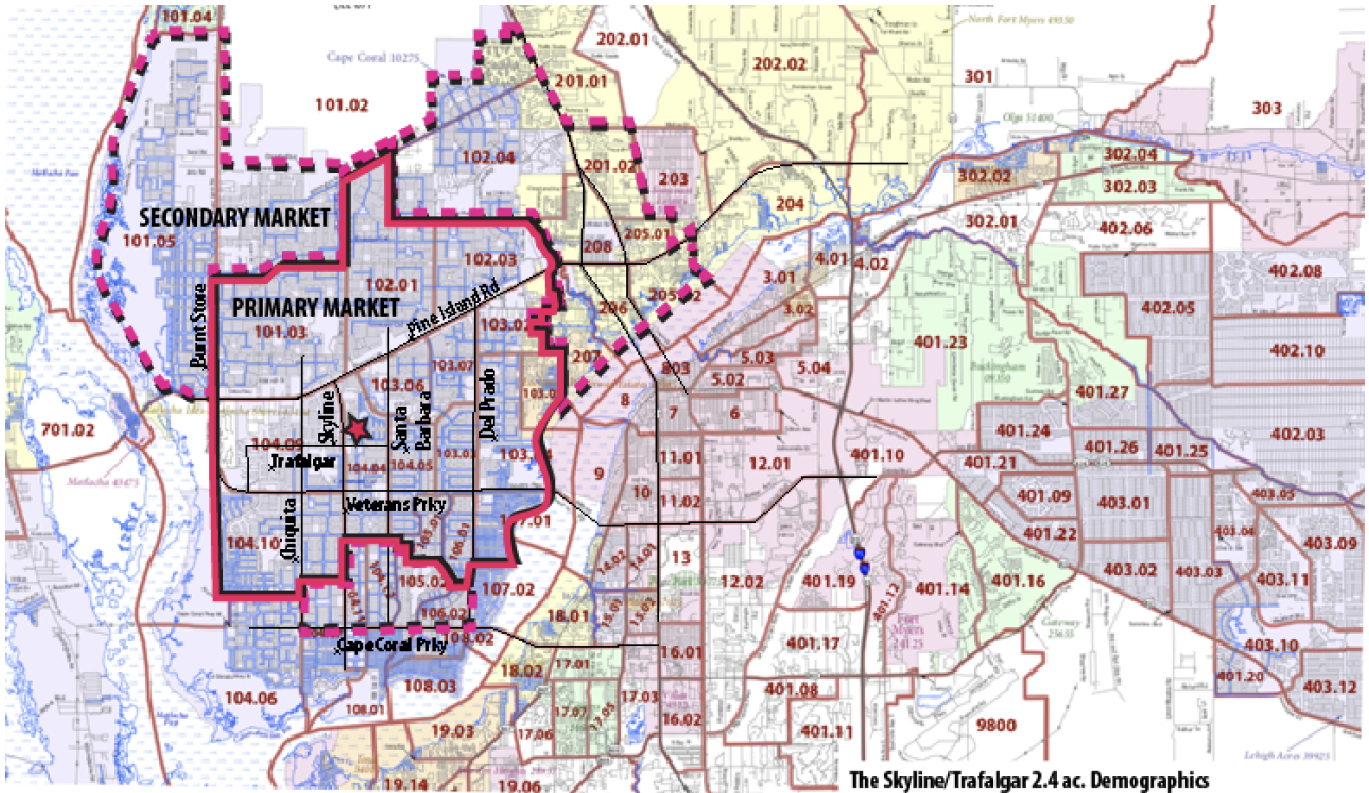


Michael J. Frye, CCIM|CEO
(239) 281-0441



Hal Arkin
(239) 910-5363

For Sale – 2.7± Acres
1525 Skyline Blvd.



The Skyline/Trafalgar 2.4 ac. Demographics

Est. 2021 Primary Market Area Population _184,788 persons
Est. 2021 Primary & Secondary Market Area Population _
Est. 2021 Total Households _63,666
Median HH Income (2018) _ \$59,725

7910 Summerlin Lakes Dr., Fort Myers, FL 33907 | O: (239) 489-0444 | ftmyerscommercial.com | michaeljfyre.com

RE/MAX Realty Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

This property presentation is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawals without notice.

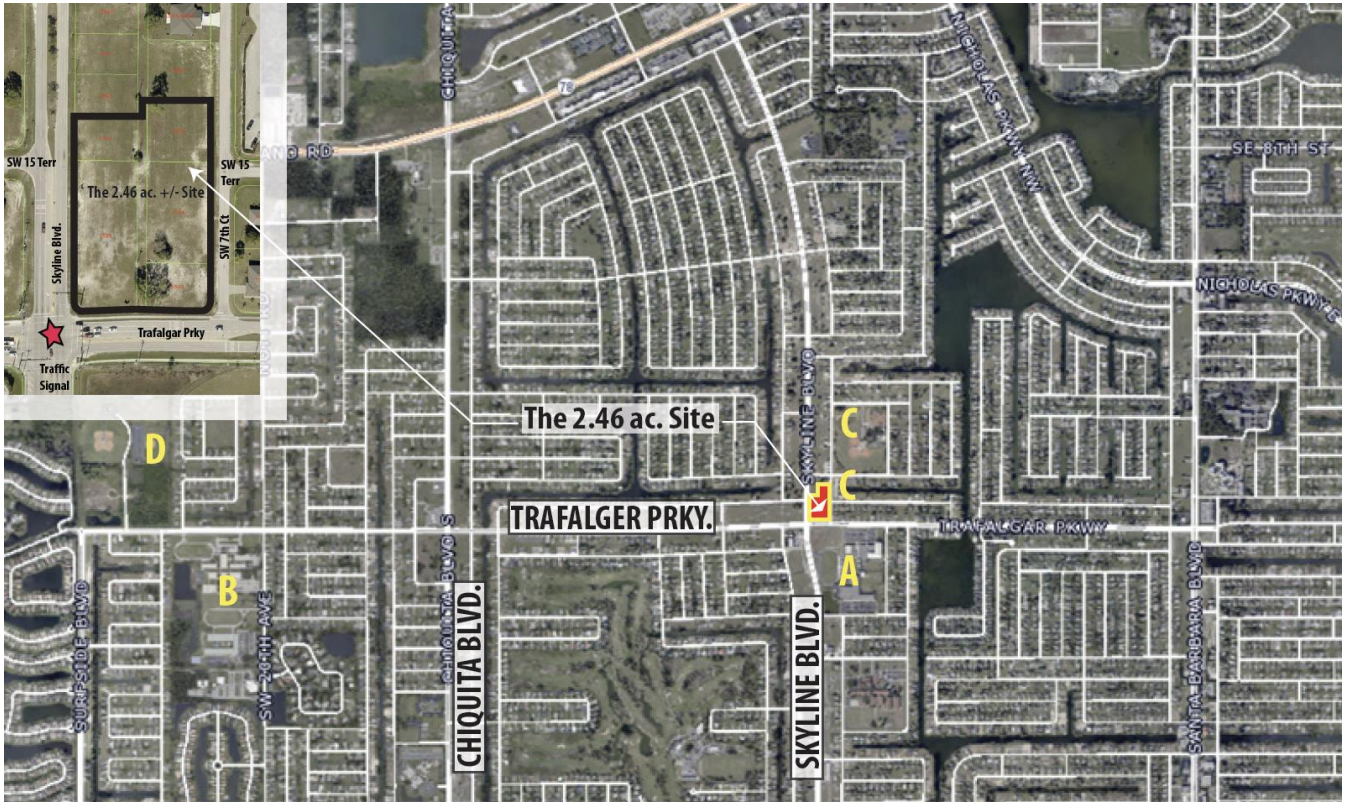


Michael J. Frye, CCIM|CEO
(239) 281-0441



Hal Arkin
(239) 910-5363

**For Sale – 2.7± Acres
1525 Skyline Blvd.**



The Skyline/Trafalger 2.4 ac Commercial Site Location Map

ADJACENT PUBLIC PARKS AND SCHOOLS _

- A _ Challenger Elementary School and Challenger Middle School
- B _ Trafalger Elementary School and Trafalger Middle School
- C _ The Cape Coral Strausser Sports Complex and City Boat Ramp
- D _ Cape Coral Sports Complex

7910 Summerlin Lakes Dr., Fort Myers, FL 33907 | O: (239) 489-0444 | ftmyerscommercial.com | michaeljfyre.com

RE/MAX Realty Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

This property presentation is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawals without notice.

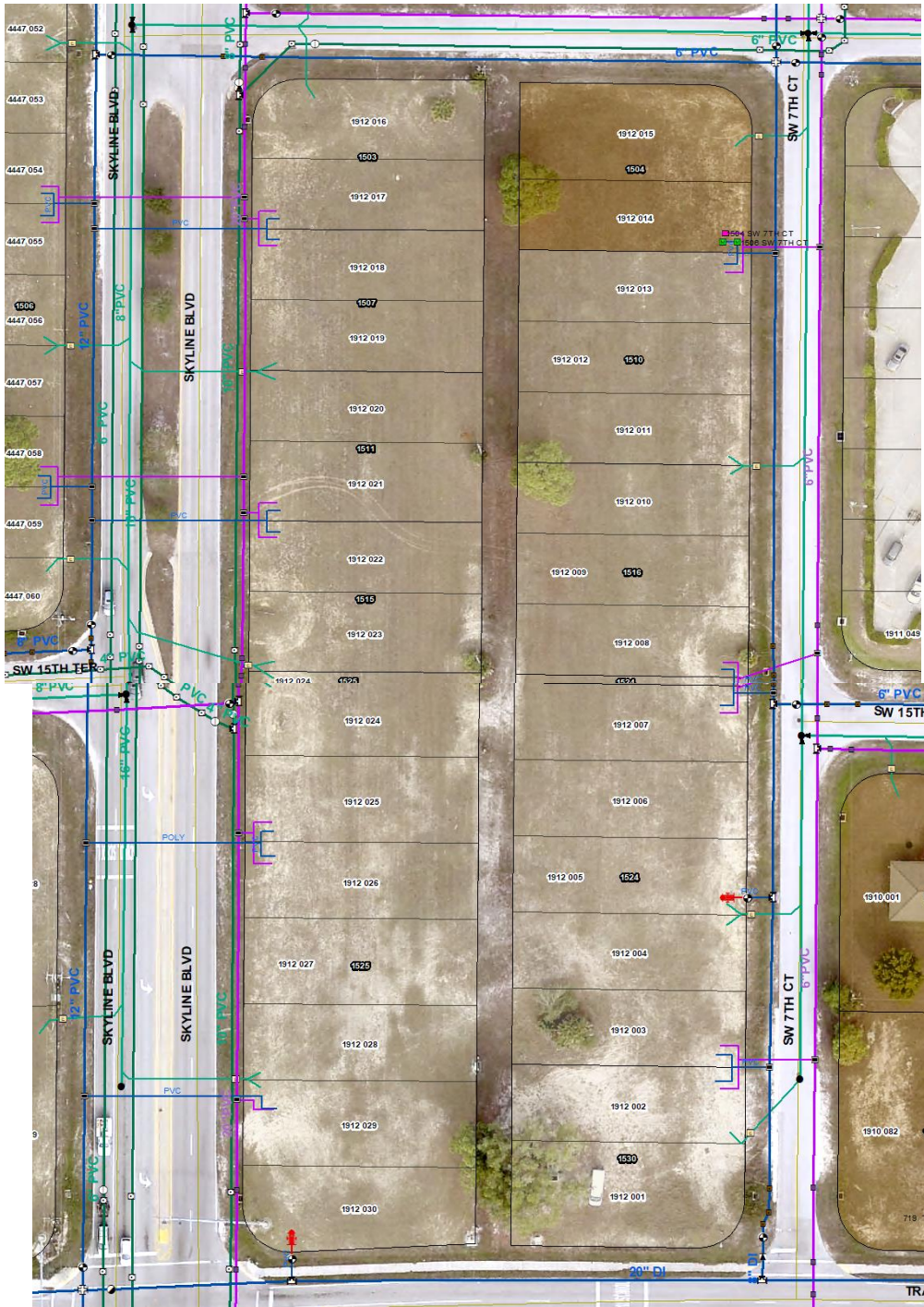


Michael J. Frye, CCIM|CEO
(239) 281-0441



Hal Arkin
(239) 910-5363

For Sale – 2.7± Acres
1525 Skyline Blvd.



7910 Summerlin Lakes Dr., Fort Myers, FL 33907 | O: (239) 489-0444 | ftmyerscommercial.com | michaeljfrye.com

RE/MAX Realty Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

This property presentation is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawals without notice.