



For Sale

2615 NE 22nd Place

2615 NE 22nd Place Cape Coral, FL 33909

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by eXp Commercial in compliance with all applicable fair housing and equal opportunity laws.

Property Information

For Sale
2615 NE 22nd Place





VIDEO

Property Description

Perfectly positioned in Southwest Florida, the location of the property presents an exceptional opportunity for commercial development. Surrounded by the natural allure of the Caloosahatchee River and the Gulf of Mexico, the area provides a picturesque backdrop for a variety of commercial ventures. Nearby, the Sun Splash Family Waterpark offers entertainment options, while the Coral Oaks Golf Course and Pine Island Sound Aquatic Preserve provide recreational opportunities. The area's growing retail and dining scene, combined with its proximity to waterfront attractions, makes it an ideal location for commercial development. This presents an enticing prospect for commercial developers seeking to capitalize on the dynamic Southwest Florida market.

Property Highlights

Offering Summary

Sale Price: \$39,900

Demographics	0.5 Miles	1 Mile	1.5 Miles
Total Households	608	2,279	4,976
Total Population	1,327	4,782	9,580
Average HH Income	\$44,532	\$46,196	\$45,150



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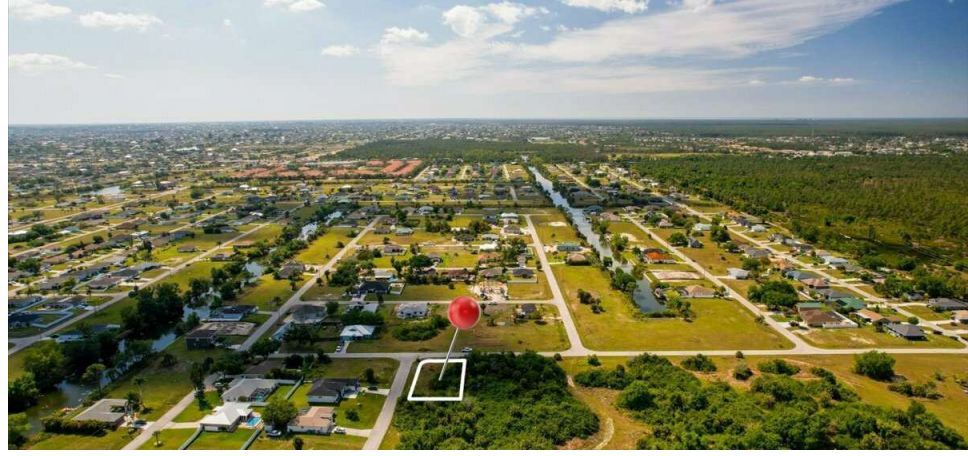
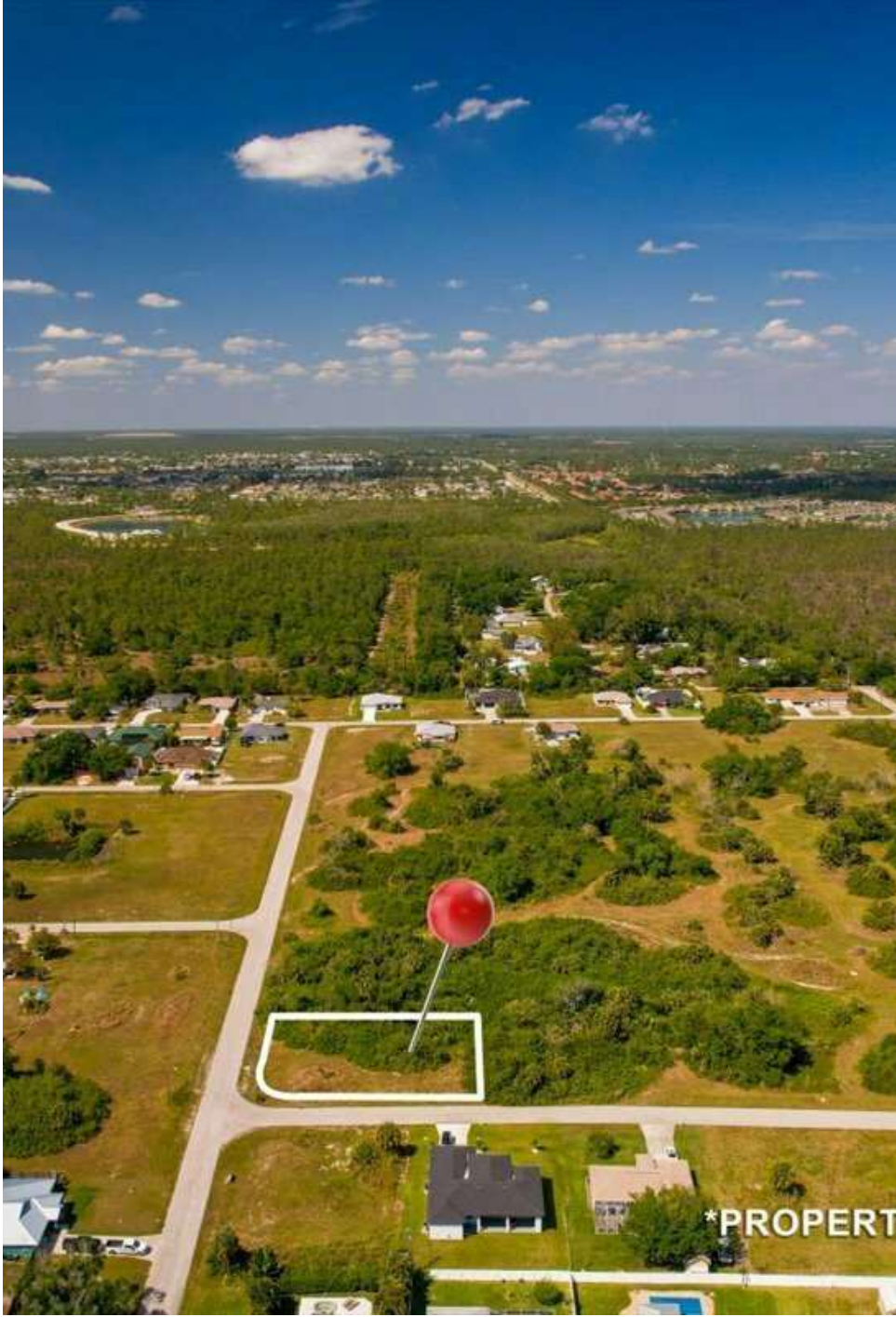
Location Description

Nestled within Southwest Florida, the area surrounding 2615 NE 22nd Place offers a myriad of opportunities for prospective investors. Situated in close proximity to the Caloosahatchee River and the Gulf of Mexico, the location provides an attractive setting for investment in both commercial and residential real estate. Nearby, the Sun Splash Family Waterpark, Coral Oaks Golf Course, and Pine Island Sound Aquatic Preserve contribute to the area's appeal, offering recreational opportunities and potential draw for future tenants or buyers. The location is also in close proximity to the Veterans Affairs hospital and the new development of a 125-room Wyndham Garden hotel, adding to the area's commercial and hospitality appeal. With a burgeoning retail and dining scene reflecting the region's growth, this area presents an enticing prospect for investors seeking to capitalize on the dynamic Southwest Florida market.

Complete Highlights



Additional Photos

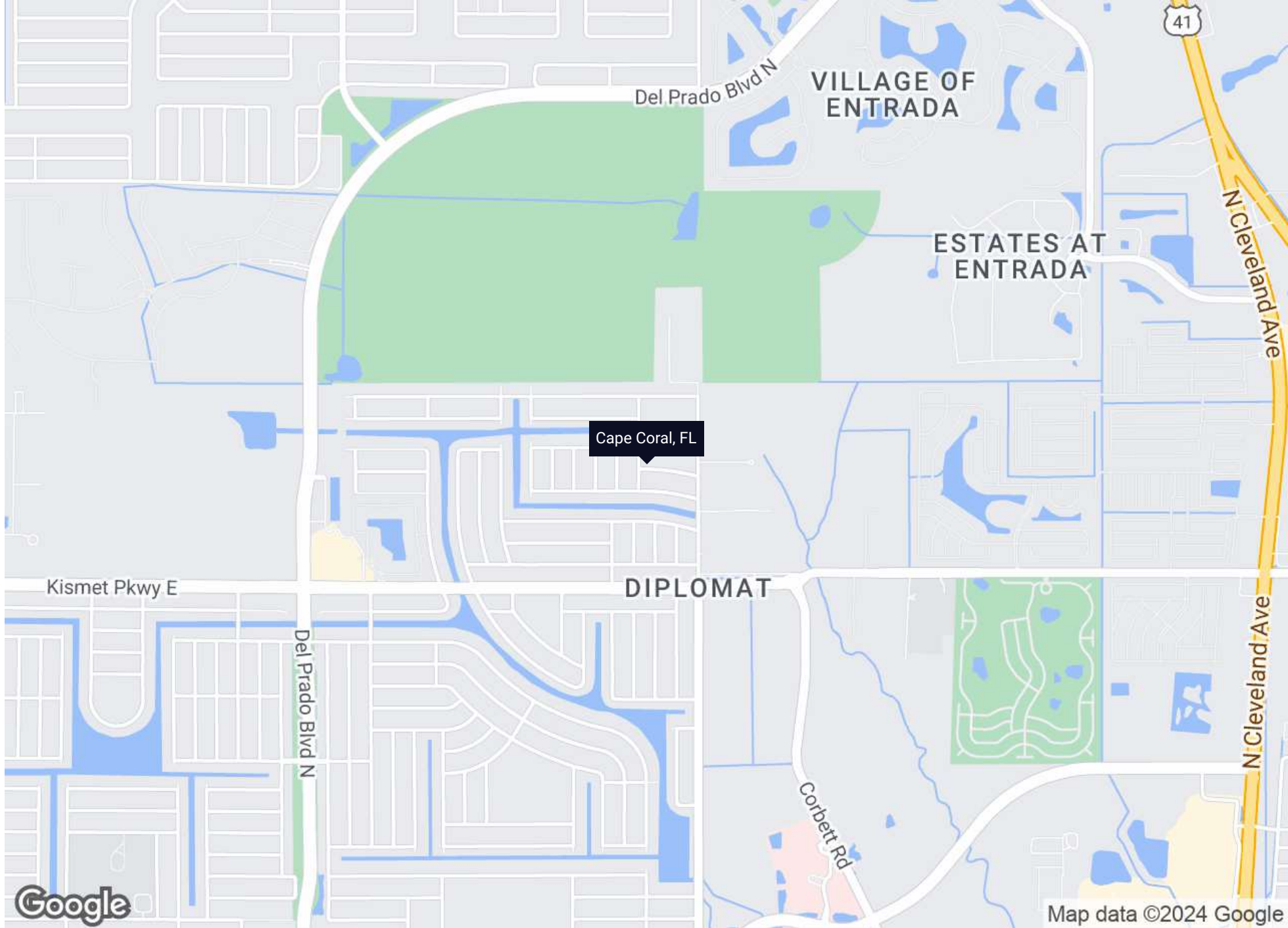


Location Information

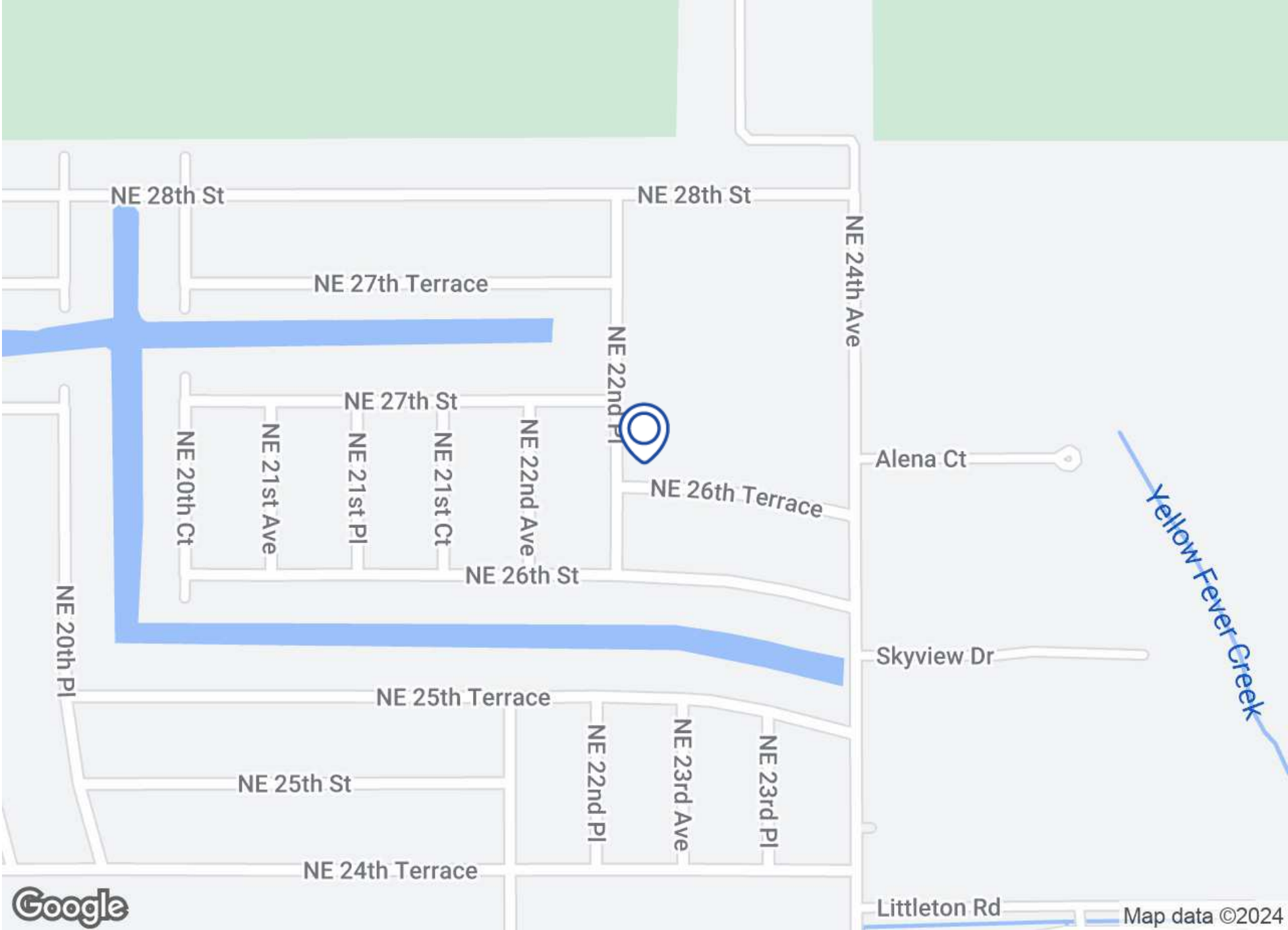
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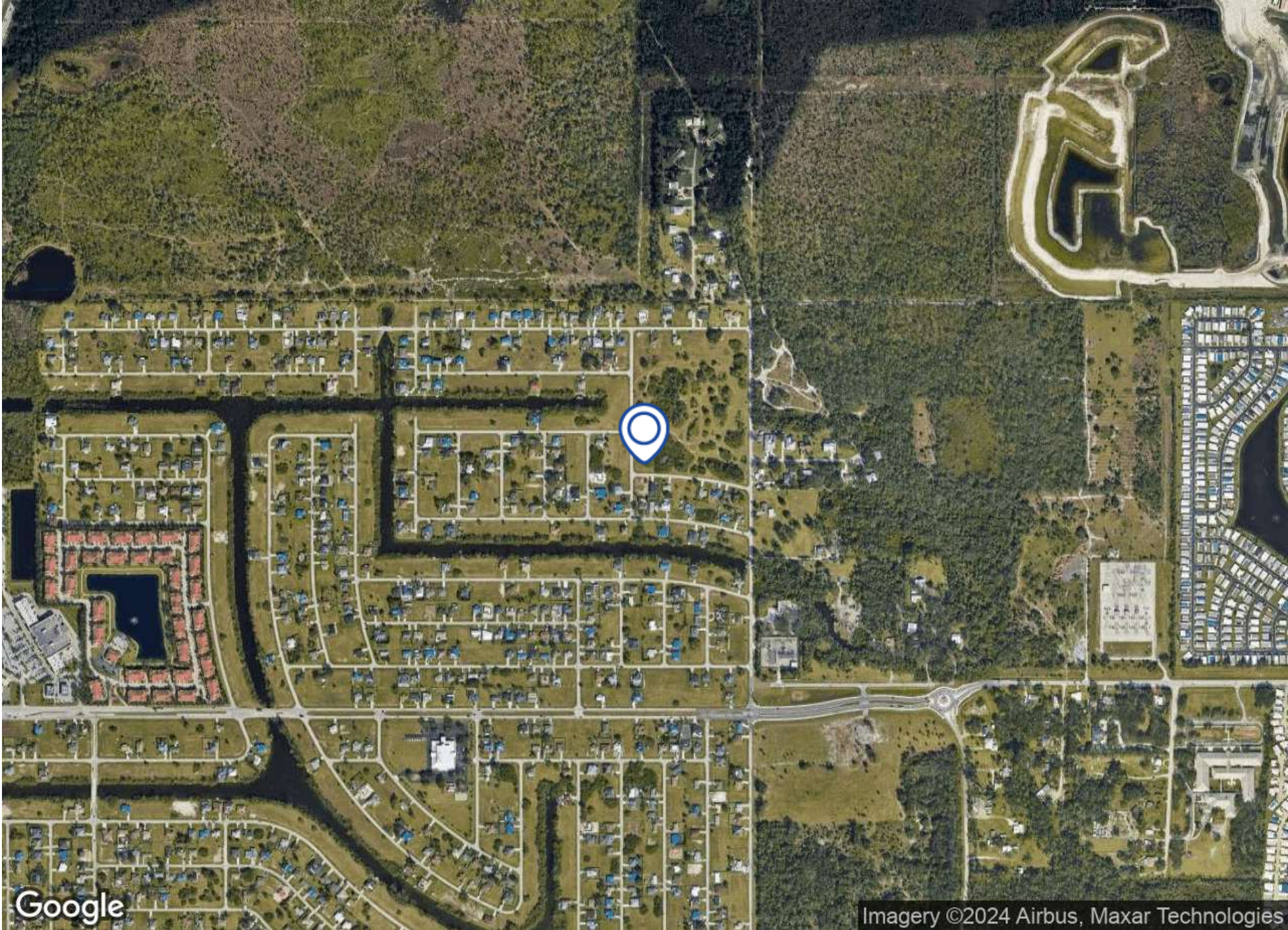
Regional Map



Location Map



Aerial Map



Google

Imagery ©2024 Airbus, Maxar Technologies

Financial Analysis

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2615 NE 22nd Place



Demographics

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2615 NE 22nd Place

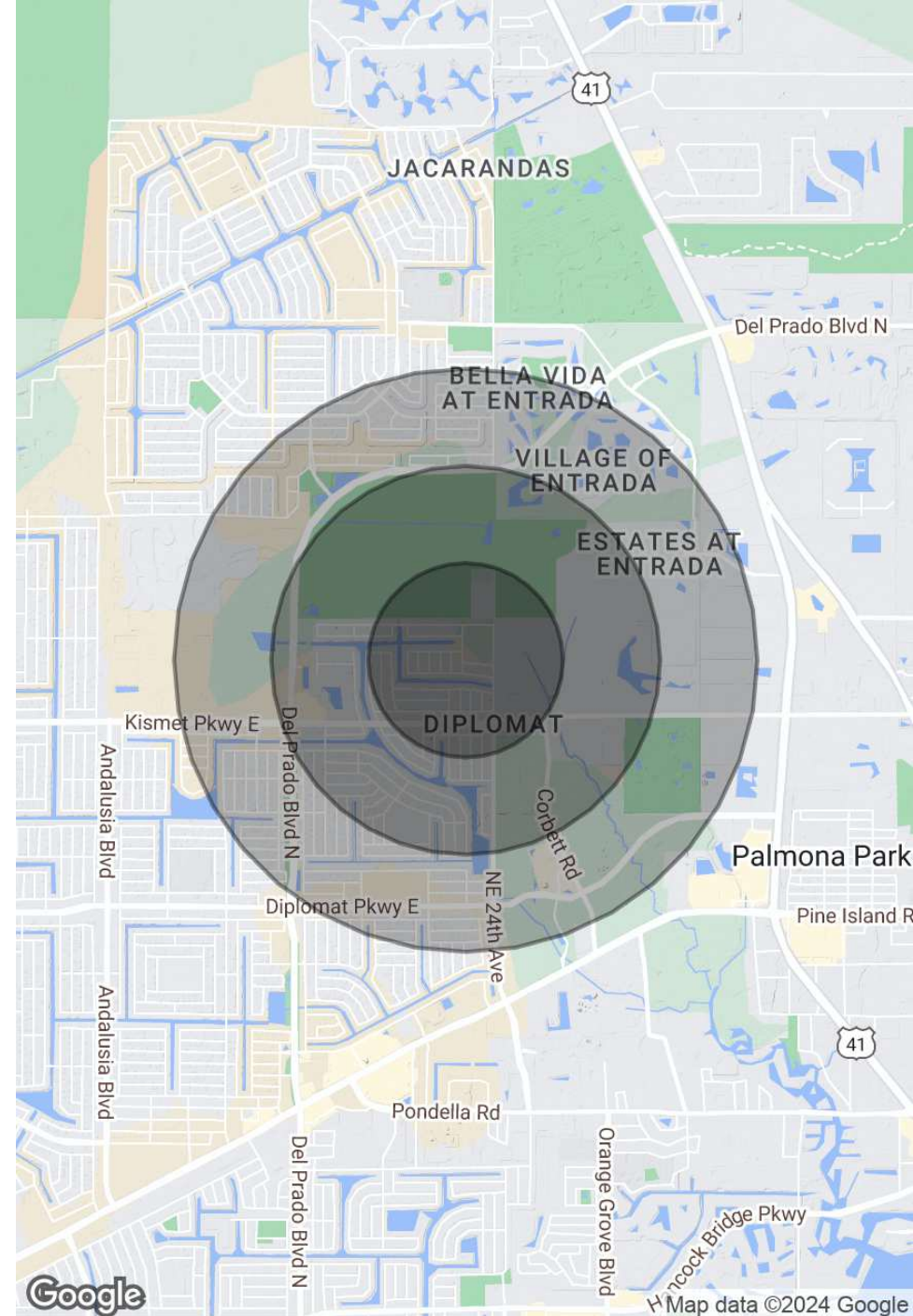


Demographics Map & Report

Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	1,327	4,782	9,580
Average Age	40.9	41.1	44.8
Average Age (Male)	39.9	39.8	44.1
Average Age (Female)	41.0	41.8	45.5

Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	608	2,279	4,976
# of Persons per HH	2.2	2.1	1.9
Average HH Income	\$44,532	\$46,196	\$45,150
Average House Value	\$152,952	\$155,596	\$149,933

2020 American Community Survey (ACS)



Advisor Bios

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2615 NE 22nd Place





Jesse Spencer

Commercial Broker Associate

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FL #BK3384974

Professional Background

Jesse is a seasoned professional with a diverse background in the real estate industry, specializing in land acquisitions, retail, and industrial leasing. Currently, he is actively engaged in land development acquisitions, demonstrating his expertise in identifying and securing valuable properties for development purposes. Recognizing the importance of continuous learning and professional development, Jesse has proactively pursued educational opportunities to enhance his expertise in commercial real estate. He has completed several courses on his path to earning the esteemed CCIM designation, further solidifying his knowledge and proficiency in the field.

Education

CCIM 101, CCIM 102, CCIM 104, CCIM Negotiations

Memberships

CCIM Member

eXp Commercial
 10752 DEERWOOD PARK BOULEVARD SUITE 100
 Jacksonville, FL 32256
 855.452.0263



Jerad Graham

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FL #SL3474730

Professional Background

Jerad's experience includes land acquisitions, retail and office leasing, negotiation of management agreements, entitlements, permitting, raising capital, recapitalization, and disposition of assets. Prior to joining EXP Commercial Jerad worked at Nolan Reynolds International as the Director of Development. He was responsible for everything from development feasibility analysis to recapitalization upon completion for more than 700 multifamily units, 150,000 SF of retail, and 400 hotel rooms. He brings this deep understanding of what's required of owners and investors to his role as an agent at EXP Commercial.

Education

B.A. from Vanguard University of Southern California

J.D. from the University of Tulsa College of Law

M.B.A. from the University of Miami

Memberships

California Lawyers Association: Real Property Law Section

Urban Land Institute

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