

For Sale

1712 NW 1st Ave

Cape Coral, FL 33993

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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
1712 NW 1st Ave





VIDEO

Property Description

Introducing a prime investment opportunity at 1712 NW 1st Ave, Cape Coral, FL, 33993. This strategically located property boasts CP zoning, ideal for Commercial Professional usage, making it a perfect fit for a savvy investor. The Southwest Florida area adds to its allure, positioning it in a region of promising growth potential. With its coveted zoning and sought-after location, this property presents a compelling opportunity for those seeking a strategic investment in the thriving commercial real estate market.

Property Highlights

- - Zoned CP- Commercial Professional
- - Prime location in Southwest Florida
- - Ideal for commercial development
- - High visibility and traffic flow

Offering Summary

Sale Price: \$39,900

Demographics	0.5 Miles	1 Mile	1.5 Miles
Total Households	536	2,237	4,569
Total Population	1,644	6,809	14,267
Average HH Income	\$76,282	\$74,004	\$73,886

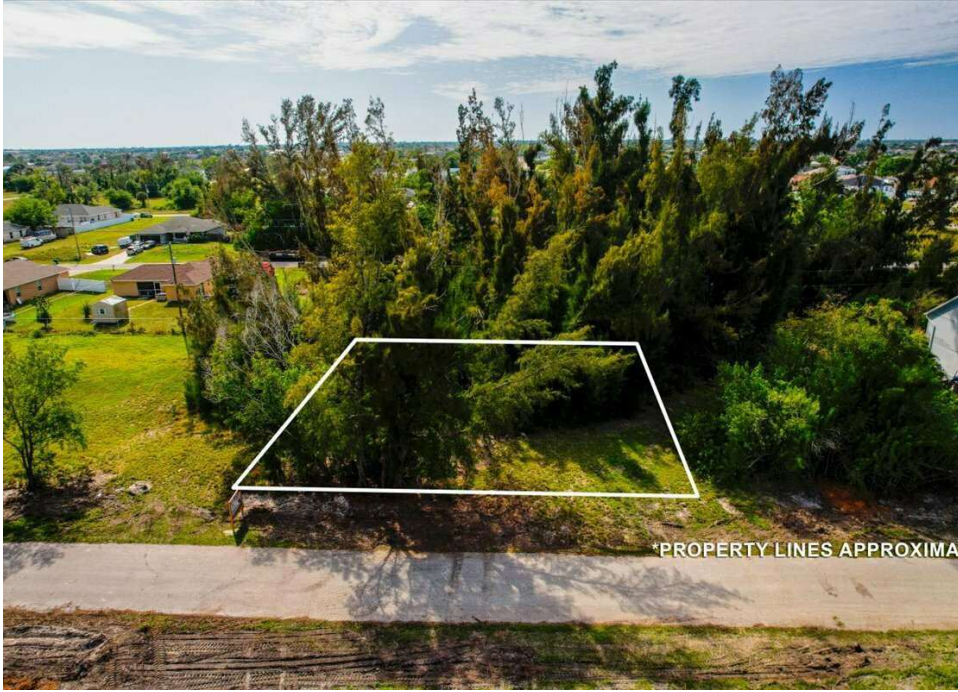


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Location Description

Discover the bustling Southwest Florida market surrounding the location, offering a dynamic business environment and a plethora of opportunities for investors. Boasting a prime position in Cape Coral, Florida, the area is known for its vibrant commercial landscape and strong economic potential. Nearby points of interest include the Cape Coral Industrial Park, Gulf Coast Town Center, and Pine Island Road commercial corridor, providing a myriad of business prospects. With its strategic location and proximity to major transportation routes, the area presents a compelling investment prospect for those seeking to capitalize on the thriving Southwest Florida market.

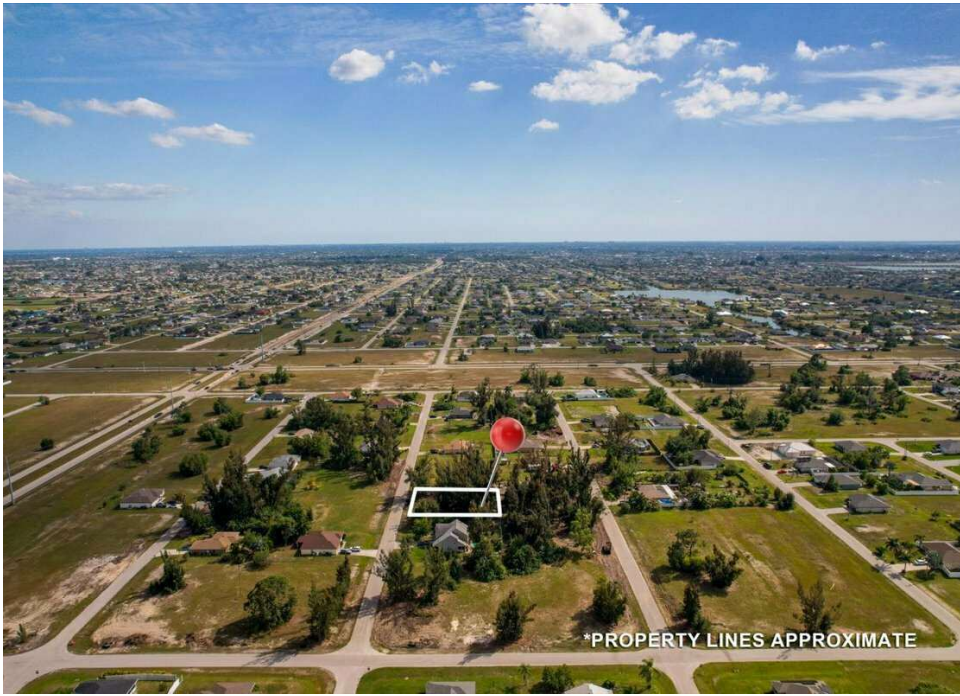
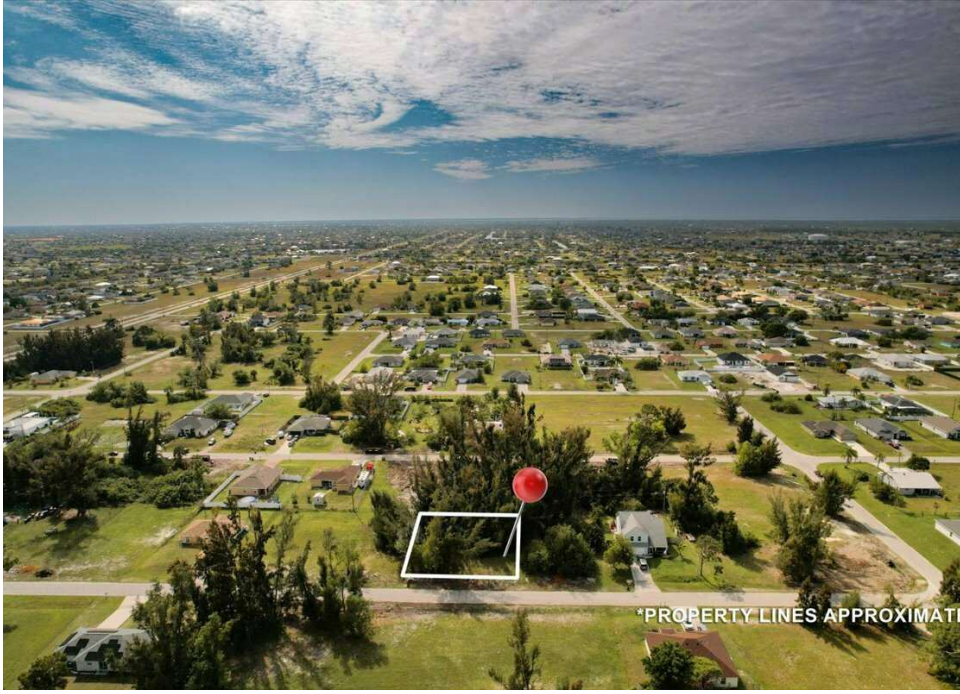


Property Highlights

- - Zoned CP- Commercial Professional
- - Prime location in Southwest Florida
- - Ideal for commercial development
- - High visibility and traffic flow
- - Proximity to major amenities and services
- - Suitable for a variety of business ventures
- - Potential for high return on investment
- - Strategic location for business expansion
- - Accessible from major transportation routes



Additional Photos

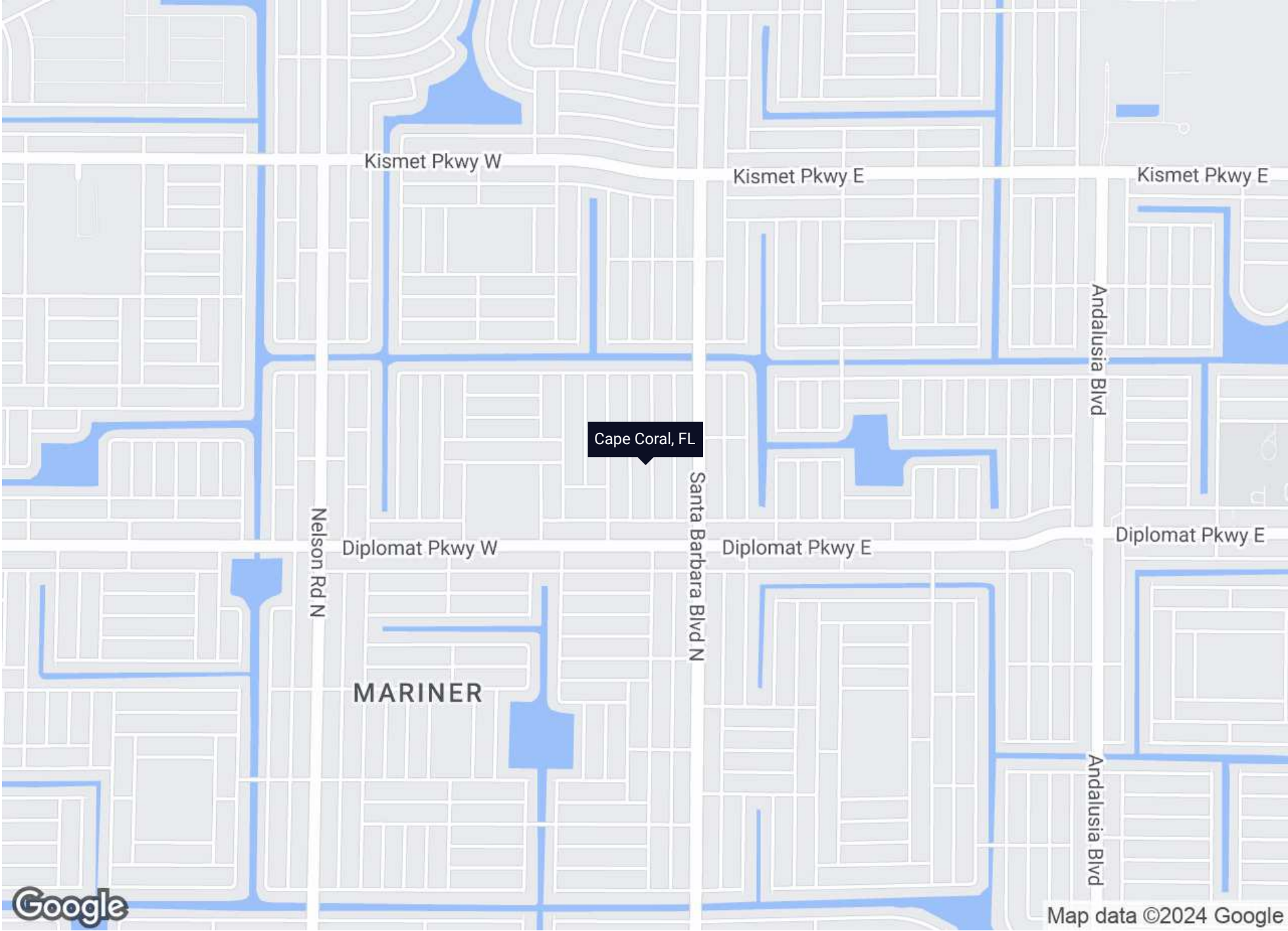


Location Information

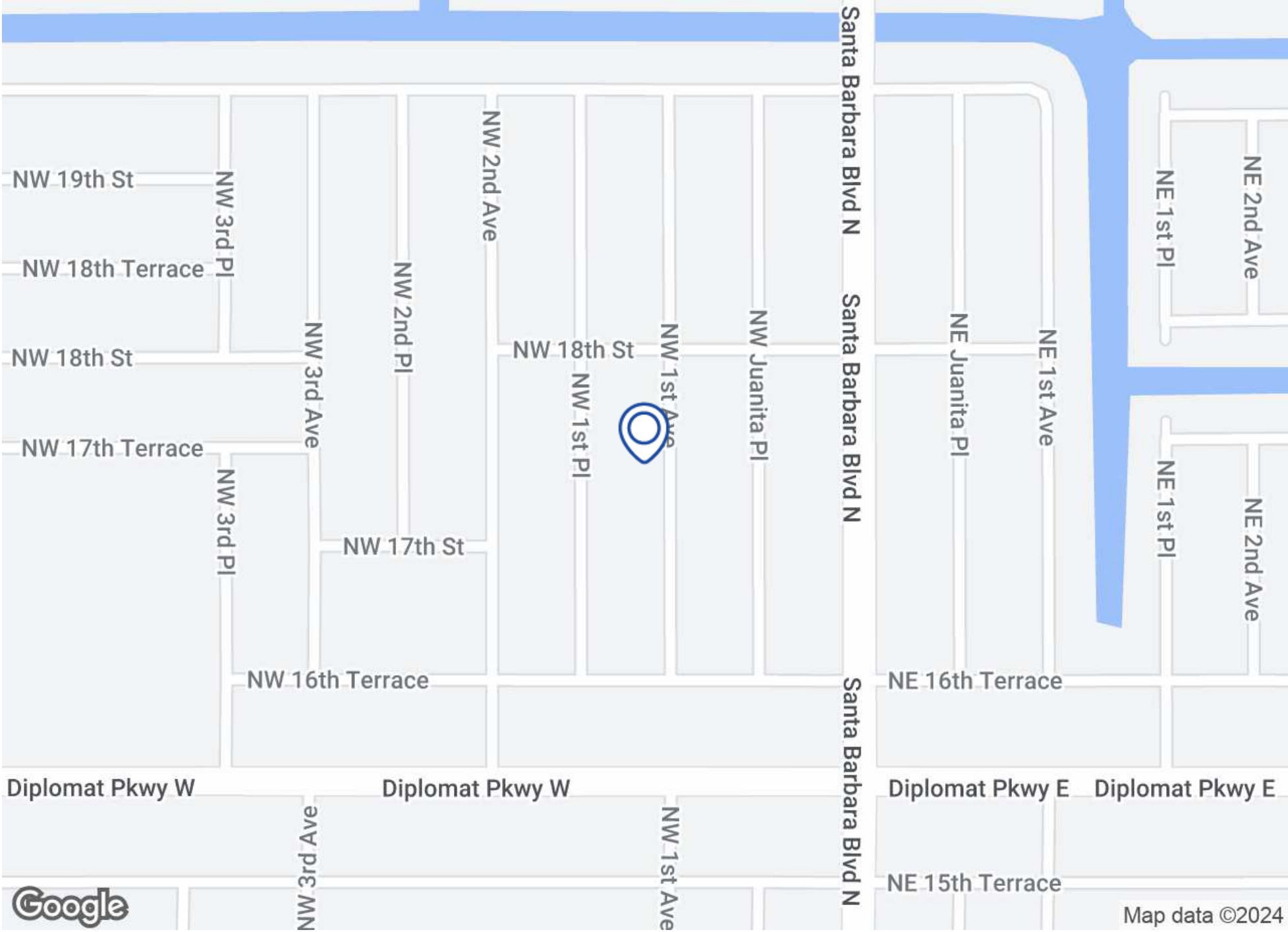
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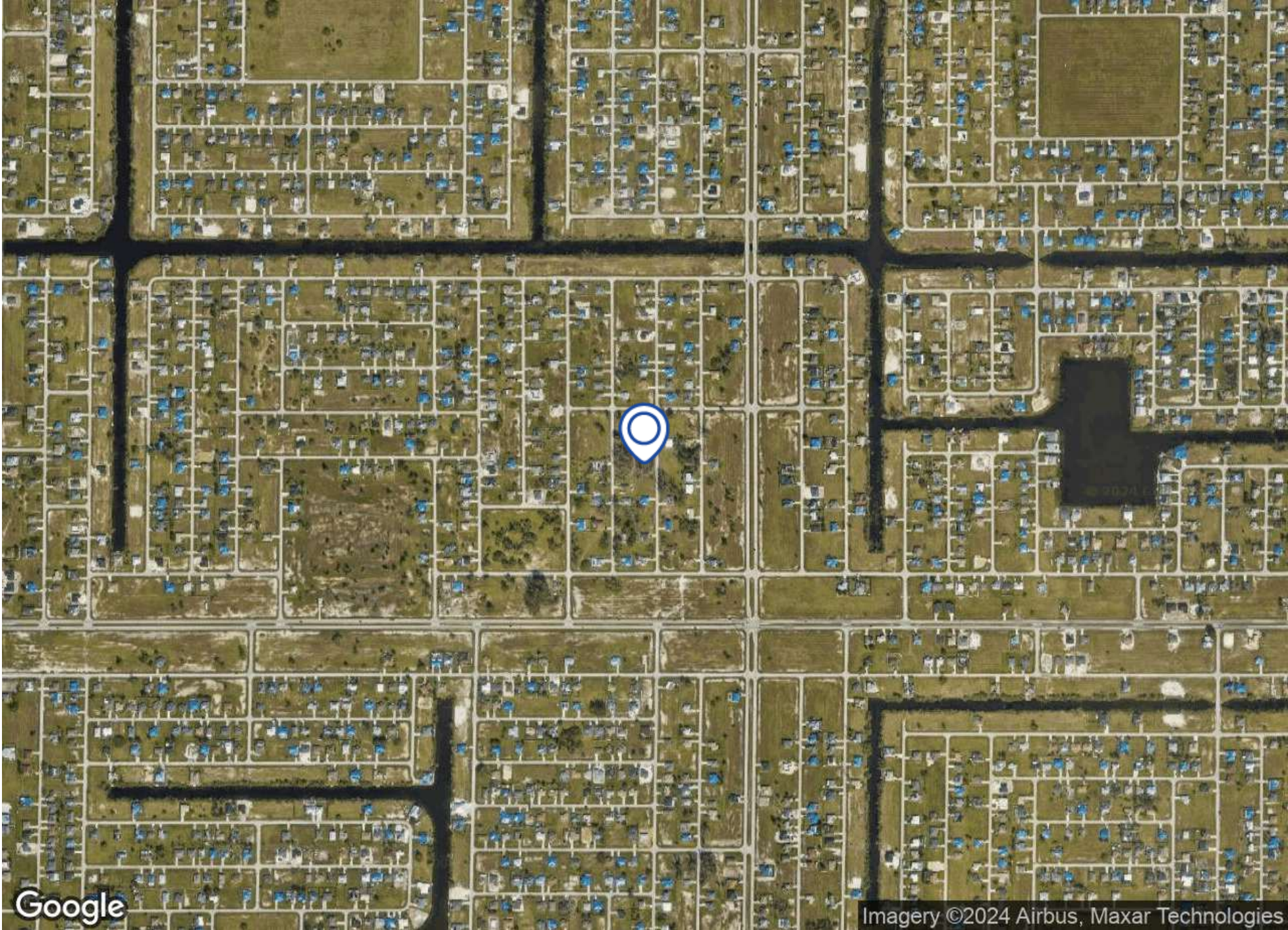
Regional Map



Location Map



Aerial Map



Demographics

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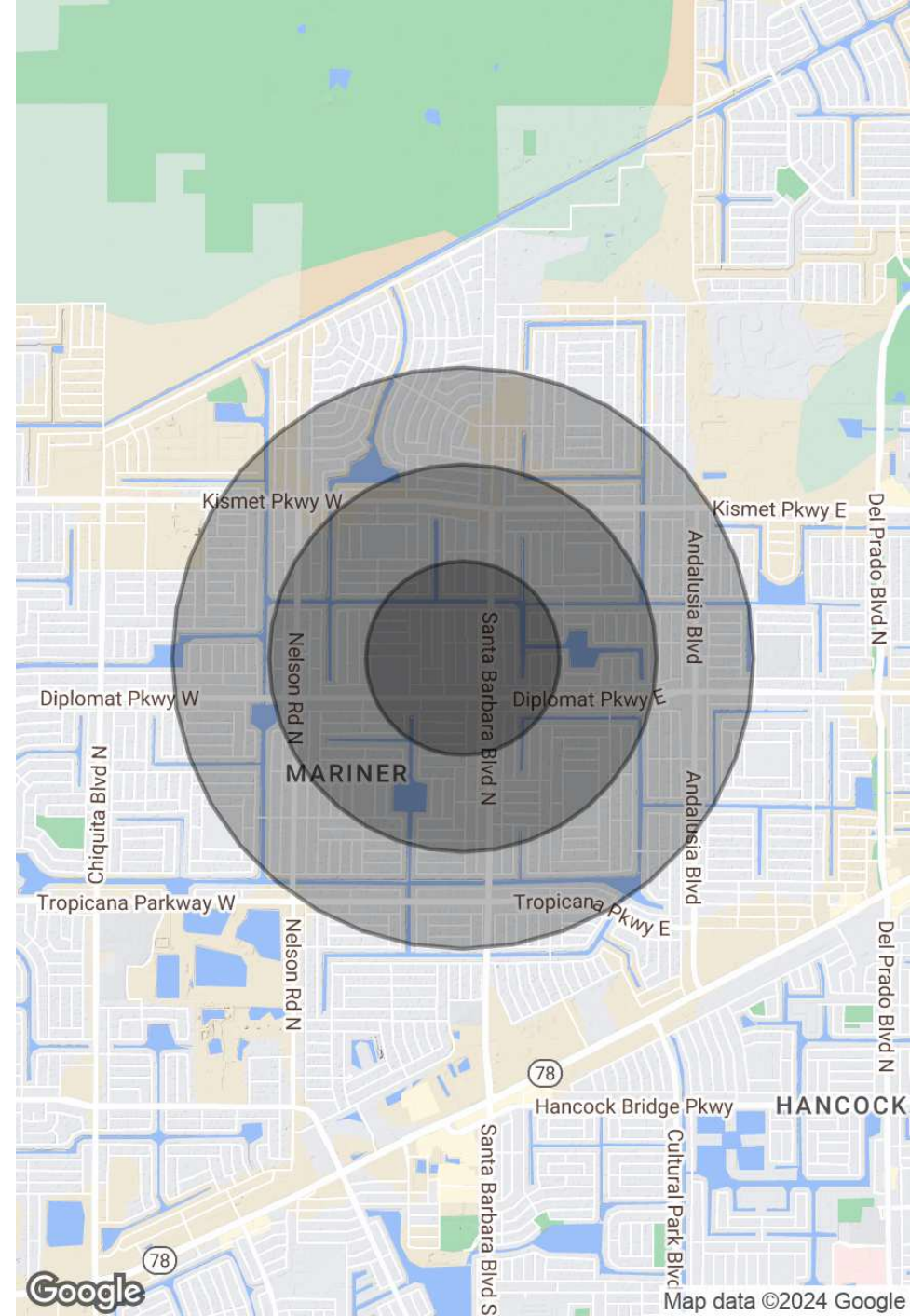


Demographics Map & Report

Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	1,644	6,809	14,267
Average Age	36.8	36.4	35.9
Average Age (Male)	36.2	35.4	35.3
Average Age (Female)	39.3	39.1	38.1

Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	536	2,237	4,569
# of Persons per HH	3.1	3.0	3.1
Average HH Income	\$76,282	\$74,004	\$73,886
Average House Value	\$230,516	\$232,871	\$230,322

2020 American Community Survey (ACS)



Advisor Bios

For Sale
1712 NW 1st Ave





Jesse Spencer

Commercial Broker Associate

jesse.spencer@expcommercial.com

Direct: **855.452.0263 x247** | Cell: **239.788.7820**

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

Commercial Advisor

jerad.graham@expcommercial.com

Direct: **305.874.0835**

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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