

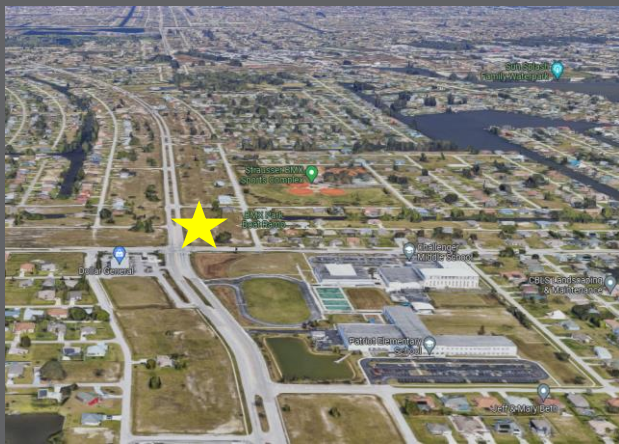
## FOR SALE – 2.46± Acres SIGNALIZED COMMERCIAL CORNER 1525 Skyline Blvd., Cape Coral, FL 33991

**Price:** \$1,392,000 (\$12.99/PSF)

**Zoning:** Commercial – Wide variety of uses

**Future Land Use:** Commercial Professional

**Traffic Count:** 23,000 (2023)



### 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 Sports Complex



**Michael J. Frye, CCIM|CEO**  
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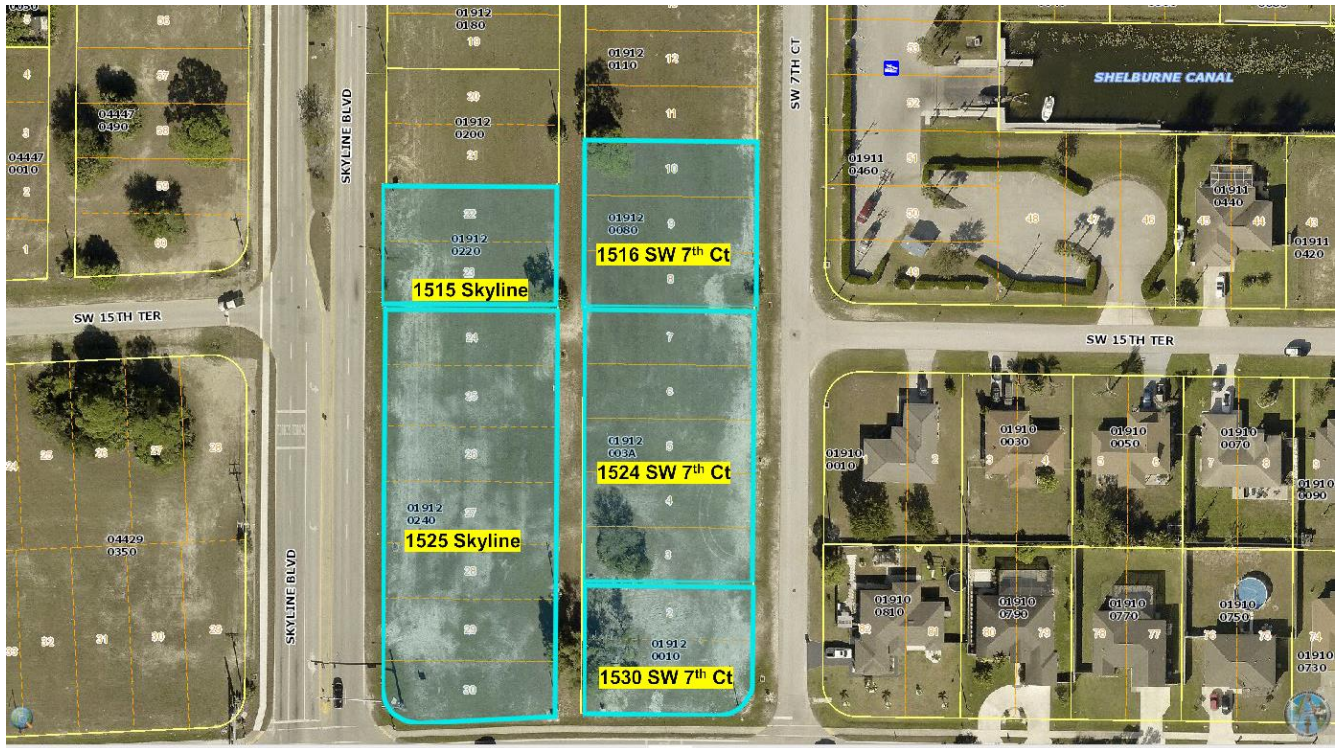
**DEMOGRAPHICS (2023)**

**1525 Skyline Blvd., Cape Coral, FL 33991**

	<b>2 Miles</b>	<b>5 Miles</b>	<b>10 Miles</b>
<b>Total Population</b>	30,282	166,487	394,852
<b>Median Age</b>	42	46	49
<b>Total Households</b>	11,425	66,816	170,943

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

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



**Nearby Public Parks and Schools**

Challenger Elementary & Challenger Middle Schools  
Patriot & Skyline Elementary Schools  
Trafalgar Elementary & Trafalgar Middle Schools

Cape Coral BMX Sports Complex and BMX Park Boat Ramp  
Cape Coral Sports Complex

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



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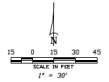
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## BLOCK 1912 REPLAT

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

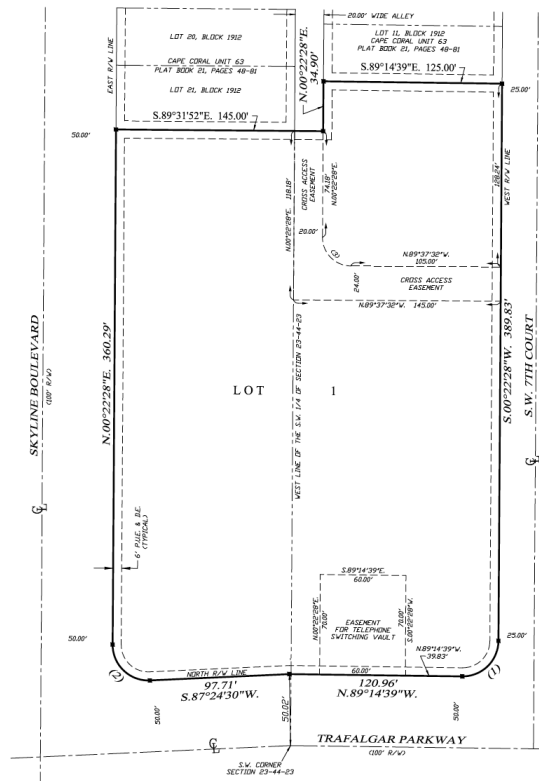
SHEET 2 OF 2



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
- 18 INCH LONG NUMBER 5 BORN ROD WITH 2 X 2 BORN PLATES CAP IRON LB NO. 6921
- SET 18 INCH LONG NUMBER 4 BORN ROD WITH PLASTIC CAP LB NO. 6921
- OFFICIAL RECORDS BOOK PAGE
- D.R. POINT OF CURVATURE
- P.C. POINT OF TANGENCY
- P.A.C. POINT OF REVERSE CURVATURE
- P.R.C. POINT OF CONTINUED CURVATURE
- R.O.V. RIGHT-OF-WAY
- S.W. SPRAWLAGE EASEMENT
- P.E. PUBLIC UTILITY EASEMENT
- N.R. NON-RADIALLY
- C.V. CURVE NUMBER
- N NORTH
- S SOUTH
- E EAST
- W WEST
- C CENTERLINE



**SURVEYOR'S NOTES:**

- 1) DIMENSIONS GIVEN 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'	20.28'	N 44°37'32"W

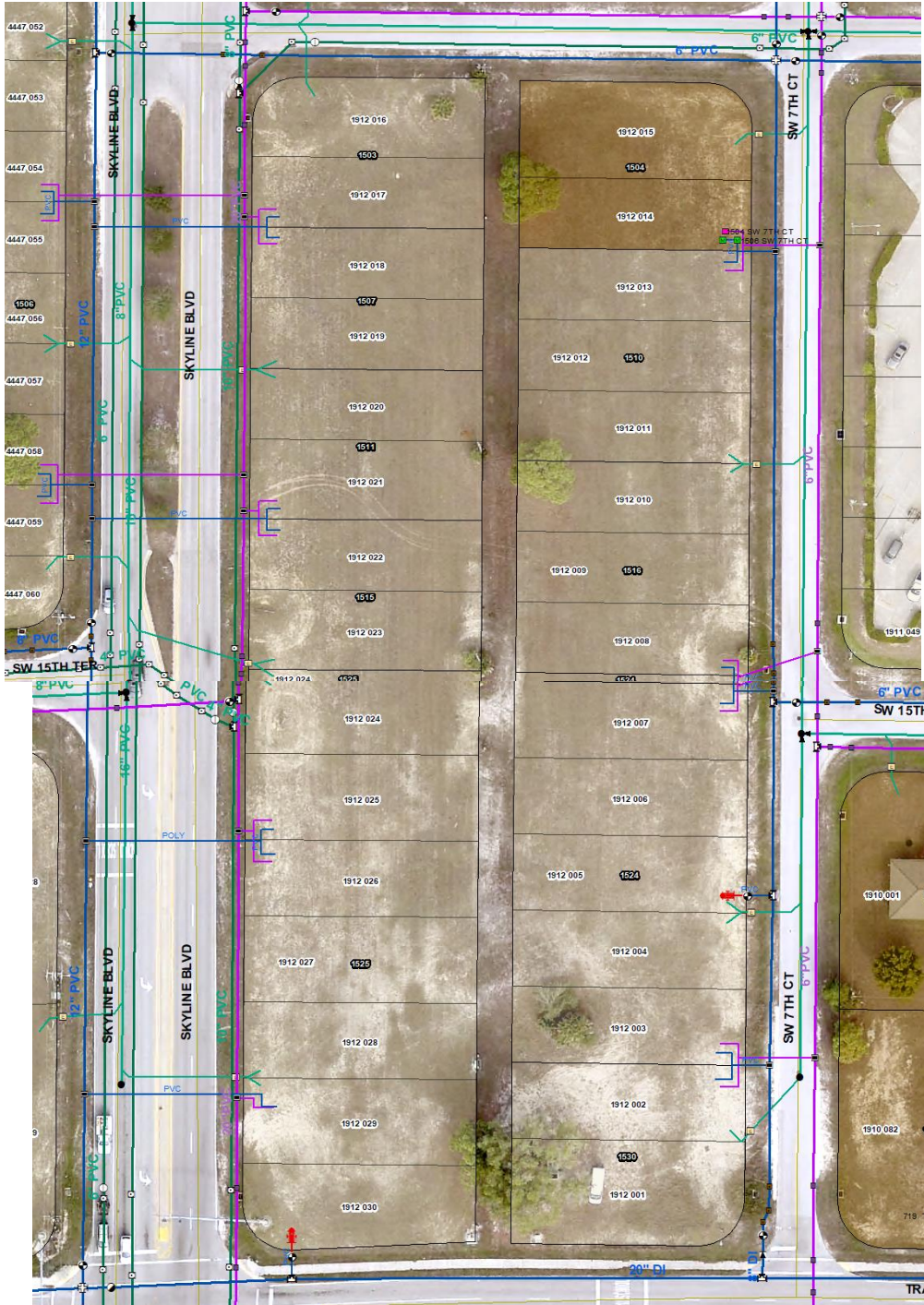


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