



FOR SALE – Commercial Site

627 SW 1st Str., Cape Coral, FL 33993

Excellent cleared site, ready for retail, office.

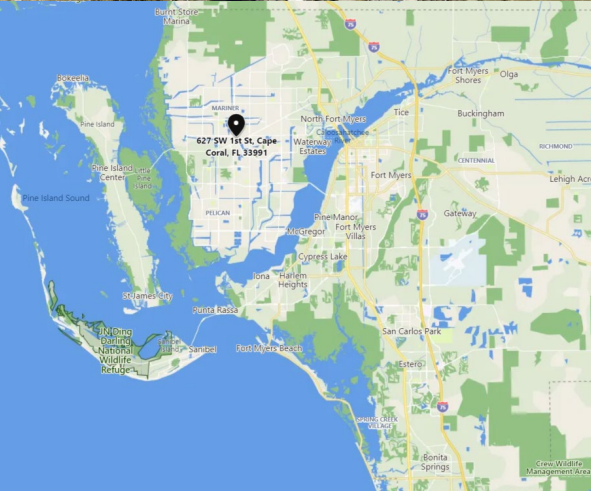
Price: \$2,495,000 (\$11.01/SF)

Size: 5.2± Acres

Zoning: C1 – Commercial

Strap #: 14-44-23-C1-02573.0000

Location: This parcel is one block North of the Pine Island corridor, and borders City land to the West.



Property Description:

- This parcel is directly in the path of growth for Cape Coral and is also one of the few commercial properties North of Pine Island Rd.
- The parcel is located on the NE corner of Nicholas Pkwy and 627 SW 1st Str. It is bordered on the East by NW 6th Place and on the North by NW 1st Str.
- Nearby commercial development: Publix, Sam's Club, Kohls, Walmart Neighborhood Market, Office Depot, Dental Office and other retail stores, along with new residential developments.



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RE/MAX

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RE/MAX REALTY GROUP
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627 SW 1st Str.



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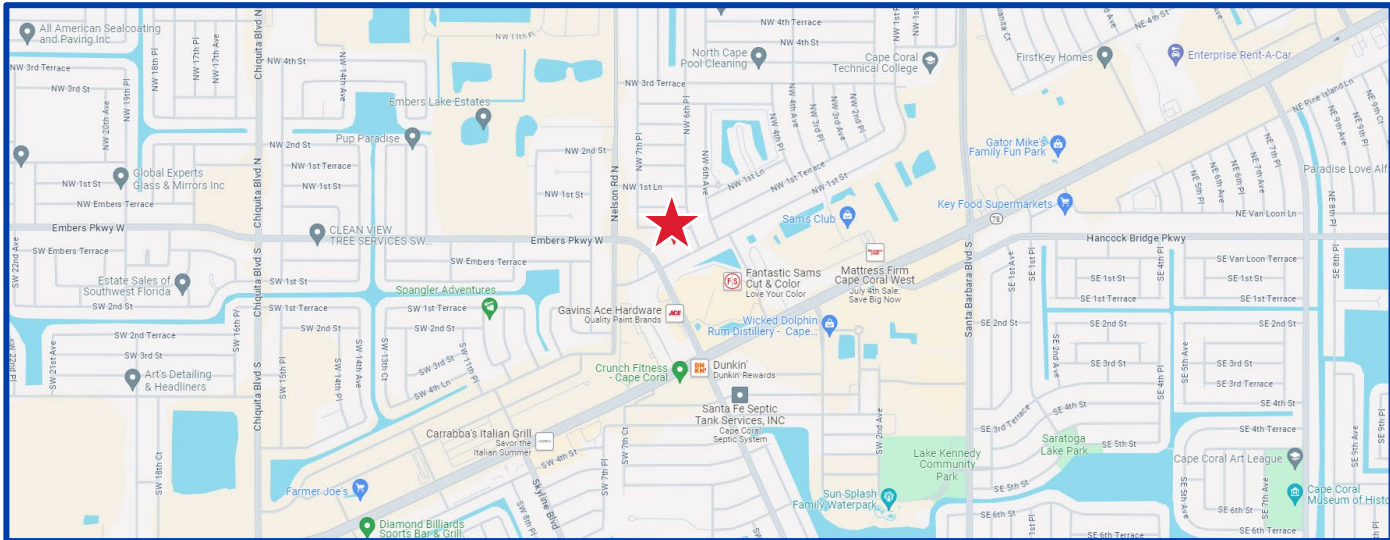


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DEMOGRAPHICS (2023)

627 SW 1st Str. Cape Coral, FL 33993

	2 Miles	5 Miles	10 Miles
Total Population	25,191	150,615	375,662
Median Age	40	43	48
Total Households	9,101	57,016	160,599



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