

FOR SALE – Commercial Corner 1601 Tropicana Pkwy W., Cape Coral, FL 33993

Price: \$850,000 (\$10.96/PSF)

Size: 1.78± acres

Zoning: C-1

Future Land Use: CP – Commercial Professional

Strap #: 04-44-23-C3-03793.0320|.0340

04-44-23-C3-03793.0300|.0270|.0250

Addresses included in the sale:

1601, 1607 Tropicana Pkwy W.

1600, 1606, 1610 NW 8th Ter



Property Description:

- Located at the corner of Tropicana Pkwy W. and Chiquita Blvd N.
- Nearby businesses/schools: 7-11, Dollar General, Farmer Joe's, Publix, Mariner High School, Mariner Middle School, NW Regional Library, NW Softball Complex
- Coming Soon to the area: Siesta Lakes Apartments, Embers Lake Estates, Escondido Estates, Chiquita Falls, Cape Coral Town Center



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For Sale – 1.78 Acres
1601 Tropicana Pkwy W.



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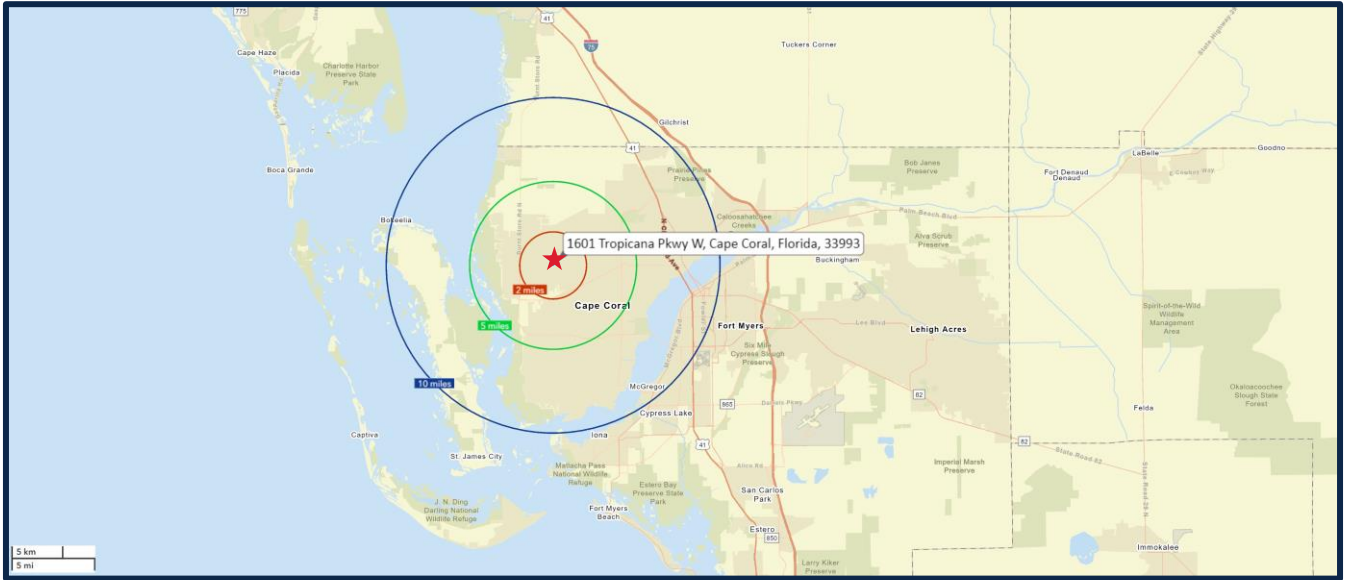


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DEMOGRAPHICS (2024)

1601 Tropicana Pkwy W., Cape Coral, FL

	2 Miles	5 Miles	10 Miles
Total Population	24,236	120,328	329,192
Median Age	37.8	41.5	48.9
Total Households	7,881	42,917	137,267
Traffic Count	14,400 (Chiquita Blvd N) 5,200 (Tropicana Pkwy W)		



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