

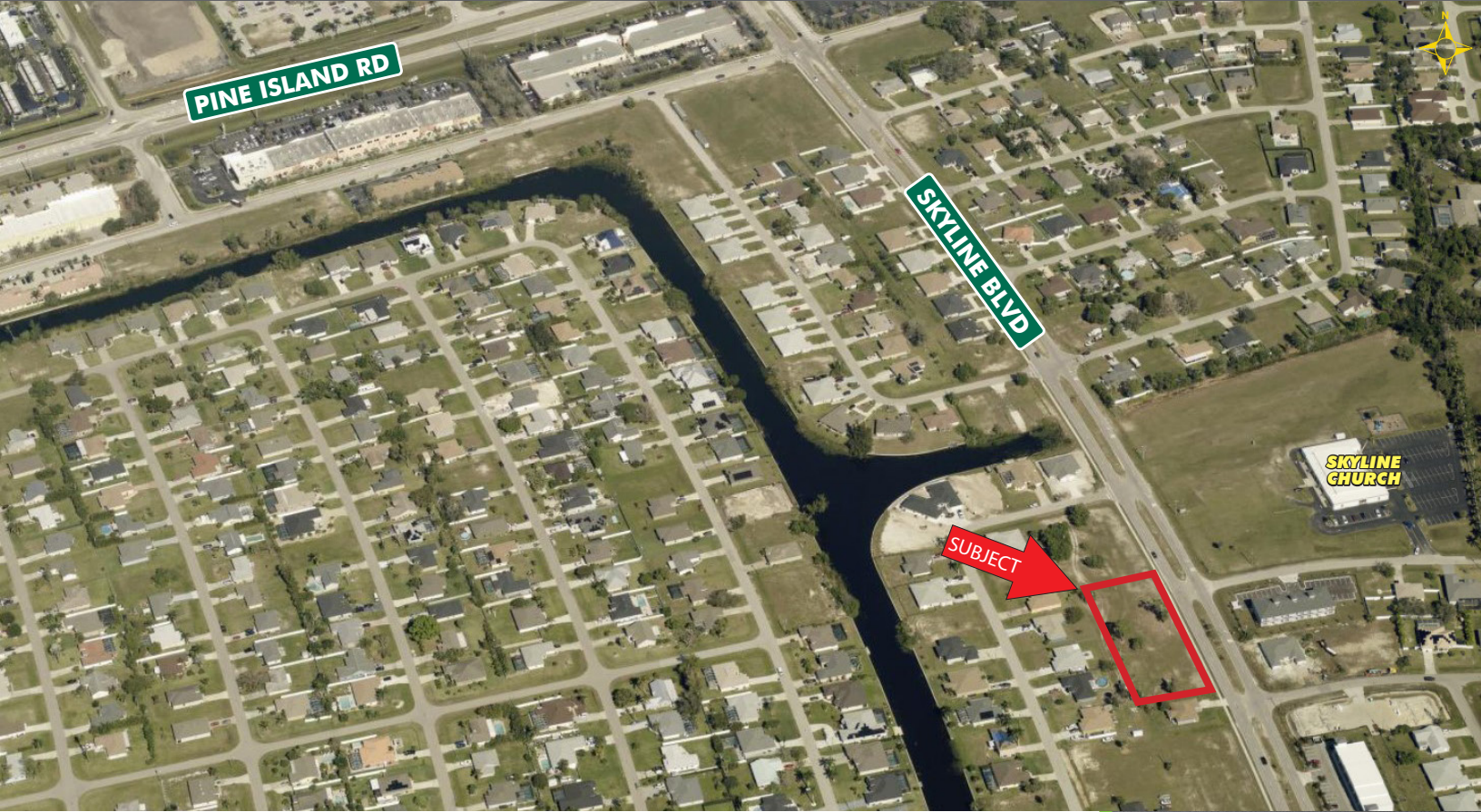
0.92± ACRE COMMERCIAL SITE

320' ± FRONTAGE ON SKYLINE BLVD



FOR SALE

816 SKYLINE BOULEVARD, CAPE CORAL, FL 33991



- PRICE:** \$370,000 @ \$9.25 PSF or \$402,174/Acre
- SIZE:** 0.92± Acres (40,000± SF) – 320' x 125'
- LOCATION:** 0.5± miles south of Pine Island Road
- ZONING:** C - Commercial (City of Cape Coral) [Click here for zoning uses](#)
- LAND USE:** CP - Commercial Professional
- UTILITIES:** Water & Sewer
- RE TAXES:** \$6,113.22 (2024)
- PARCEL ID:** 22-44-23-C2-04486.0010

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This 0.92± acre commercial site offers 320' of prime frontage along Skyline Boulevard, with 23,000 AADT for maximum visibility. Zoned C (Commercial), this property is ideally suited for a variety of developments, including retail, medical, office, or mixed-use projects. Strategically located ½ mile south of SW Pine Island Boulevard, this site offers excellent accessibility and convenience, with proximity to major businesses such as Farmer Joe's, Publix, Carrabba's, Bonefish Grill, USPS, self-storage facilities, fitness centers, gas stations, and multiple restaurants.

12140 Carissa Commerce Ct, Suite 102
Fort Myers, FL 33966
1100 Fifth Ave. S, Suite 404
Naples, FL 34102

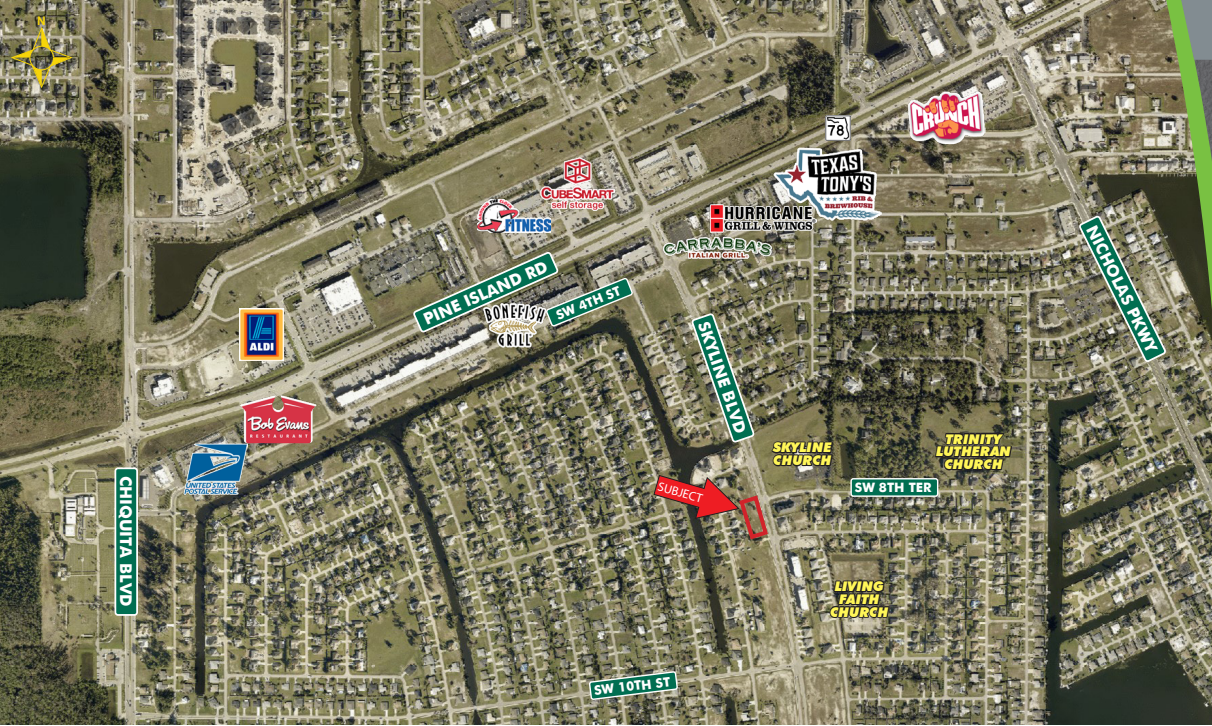
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HIGHLIGHTS

- 320' ± frontage on Skyline Blvd, ½ mile south of SW Pine Island Blvd
- Zoned C (Commercial)
- Near Publix, Farmer Joe's, USPS, and restaurants
- Convenient access to major thoroughfares
Ideal for retail, office, or medical use



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2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	8,212	70,951	172,183
EST. HOUSEHOLDS	3,127	26,267	66,278
EST. MEDIAN HOUSEHOLD INCOME	\$77,704	\$77,064	\$76,603
TRAFFIC COUNTS (2023)	23,000 AADT		

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