

0.33± ACRE OUTPARCEL PINE ISLAND ROAD FRONTAGE

FOR SALE

3121 NE PINE ISLAND ROAD, CAPE CORAL, FL 33909



PRICE:	\$295,000 @ \$20.75 PSF
LAND SIZE:	0.33± Acres (14,214± SF)
LOCATION:	Located just west of the intersection of Pine Island Road and US 41 (N Cleveland Avenue)
TRAFFIC COUNT:	39,500 AADT (2023)
ZONING:	AG-2 – Agricultural (Lee County) Click here for zoning info
F.L.U.:	Central Urban
UTILITIES:	Water & Sewer
RE TAXES:	\$458 (2024)
PARCEL ID:	34-43-24-00-00001.0010

CONTACT

stan stouder, CCIM
Founding Partner

239.481.3800 x205

stan.stouder@creconsultants.com

This 0.33-acre outparcel is strategically positioned within Merchant's Crossing Shopping Center. Located between Popeyes and a new Chase Bank branch just off the hard corner of Pine Island Road and US 41. Currently zoned AG-2, the property falls within the Central Urban future land use designation, which supports commercial and mixed-use development. The seller will consider an offer subject to zoning approval. The area is experiencing significant apartment growth, with 283 units recently completed at The Alary at Merchant's Crossing and an additional 723 units under construction within 2 miles.

12140 Carissa Commerce Ct, Suite 102
Fort Myers, FL 33966

1100 Fifth Ave. S, Suite 404
Naples, FL 34102

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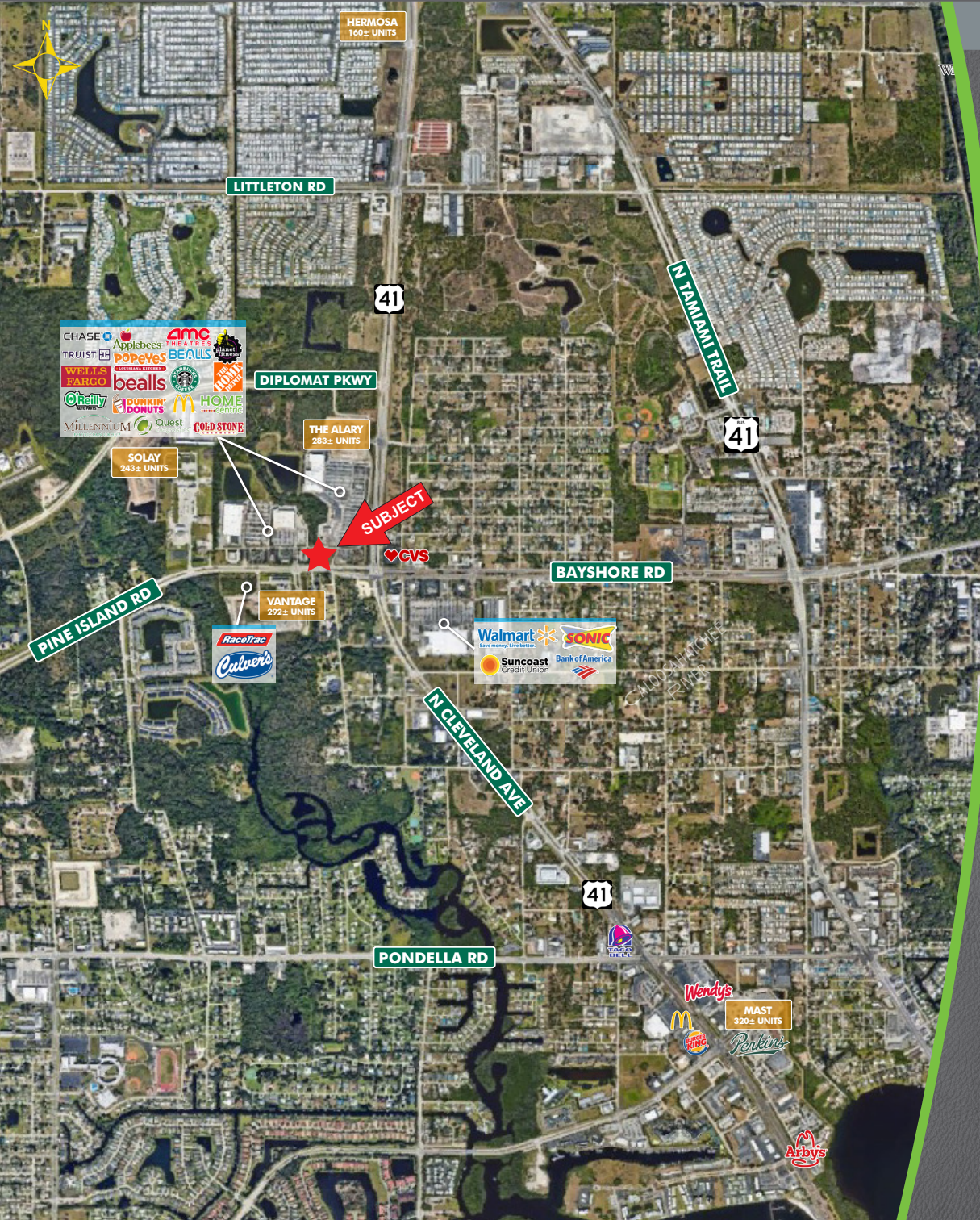
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HIGHLIGHTS

- Prime location within Merchant’s Crossing Shopping Center with high visibility on Pine Island Road near US 41
- AG-2 zoning with Central Urban future land use, allowing for potential commercial or mixed-use development
- Access via reverse frontage road
- High-growth area with 139,000+ residents, a strong workforce, and expanding demand
- Chase purchased the outparcel next to the subject for \$50± PSF in 2/2024



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2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	4,188	52,809	139,177
EST. HOUSEHOLDS	1,921	24,188	59,282
EST. AVERAGE HOUSEHOLD INCOME	\$58,511	\$77,480	\$83,455
TRAFFIC COUNT (2023)	39,500 AADT (Pine Island Road)		

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