



MAYHUGH
COMMERCIAL ADVISORS

FOR SALE

1349 OLD PONDELLA ROAD | CAPE CORAL, FL 33909

PRIME COMMERCIAL OPPORTUNITY:
4.2 ACRES ON OLD PONDELLA ROAD

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EXECUTIVE SUMMARY

Prime 4.2± Acres – Versatile Commercial & Residential Land with Income Potential or Redevelopment Opportunity for Restaurant, Medical, Retail, Hotel & More

Positioned with over 300 feet of prime frontage along Old Pondella Road, this property, allows for approx 45,000 square feet of development and blends immediate income with long-term potential. The site is currently improved with income-producing residential homes, a fully operational office building, and warehouse space—delivering steady cash flow today.

Surrounded by rapid growth and anchored by major new developments—including a healthcare facility directly across the street and a hotel next door—this location is perfectly suited for a wide range of future commercial uses such as retail, medical, hospitality, and office.

THE PROPERTY'S FLEXIBLE ZONING AND PROMINENT EXPOSURE MAKE IT SUITABLE FOR:



Medical or professional offices



Retail or restaurant concepts

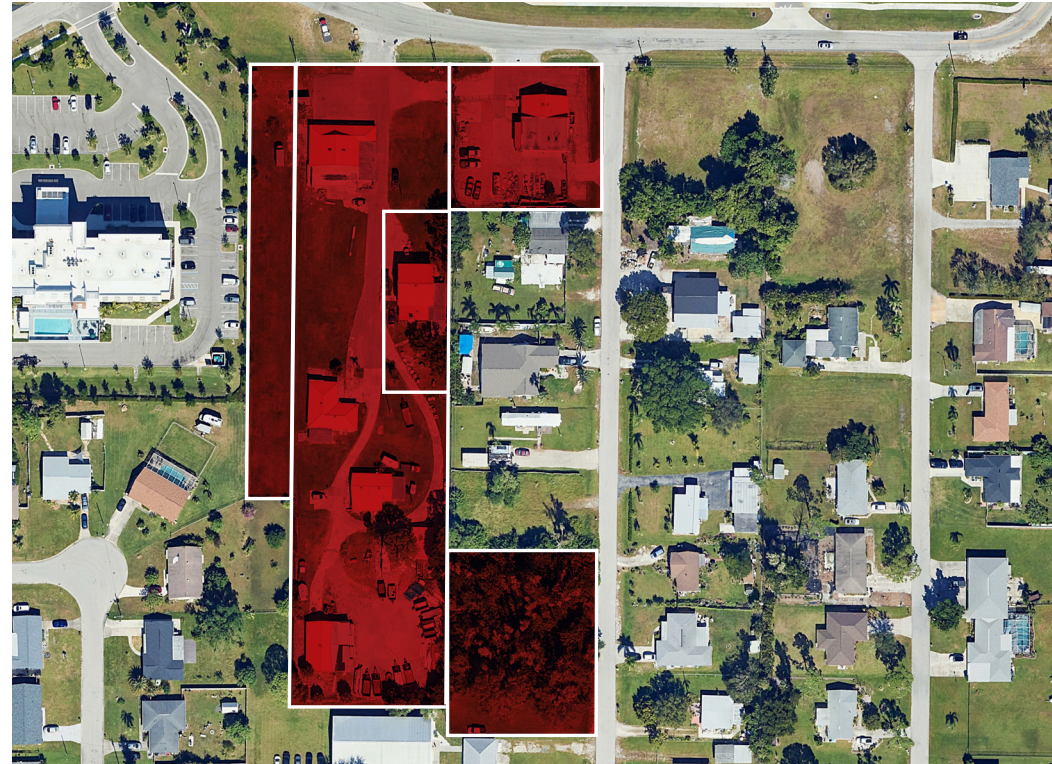


Hotel or hospitality development



Automotive or service-related businesses

Whether maintained as an income-producing property or reimagined for a new, high-value use, this site offers exceptional visibility, access, and long-term upside in a rapidly growing corridor.



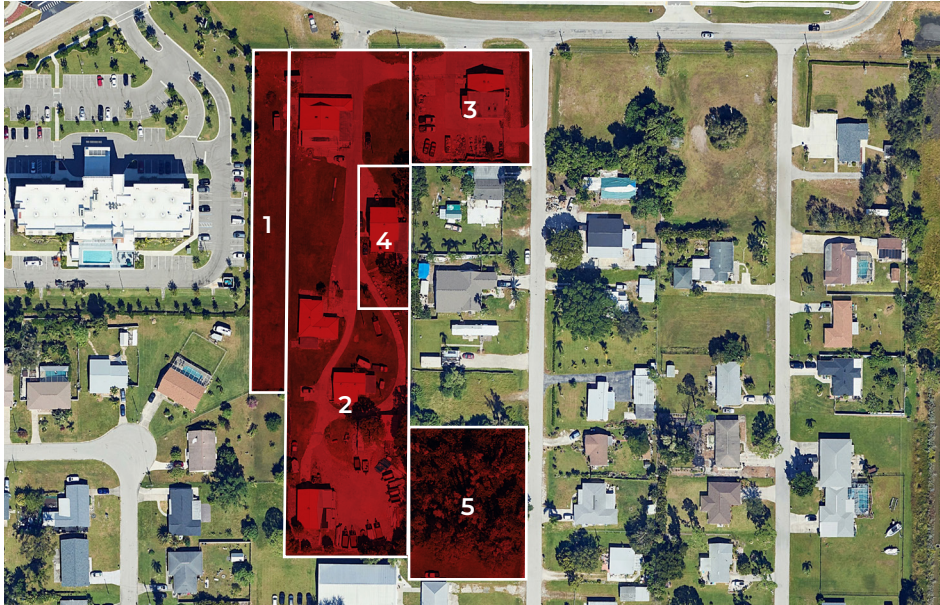
OFFERING DETAILS

\$3,150,000

SALE PRICE

PROPERTY OVERVIEW

PARCEL DETAILS



1. OLD PONDELLA ROAD

CURRENT USE	Vacant land (no numerical address)
ZONING	Commercial C (City of Cape Coral)
PARCEL SIZE	0.6 acres
PARCEL NUMBER	08-44-24-C1-00001.0000

2. 1349-1355 OLD PONDELLA ROAD

CURRENT USE	Commercial / Residential
ZONING	Commercial C (City of Cape Coral)
PARCEL SIZE	2.2 acres
PARCEL NUMBER	08-44-24-C1-00003.0170
IMPROVED PROPERTY	Two warehouses, two single family homes
FRONTAGE	168 ft on Old Pondella Rd.

3. 1345 OLD PONDELLA ROAD

CURRENT USE	Commercial
ZONING	Commercial C (City of Cape Coral)
PARCEL SIZE	0.45 acres
PARCEL NUMBER	08-44-24-C1-00004.0070
IMPROVED PROPERTY	Stand alone office (2,720 ft) with 0.25 acre secure fenced in storage area
FRONTAGE	142 ft on Old Pondella Rd.

4. 1351 OLD PONDELLA ROAD

CURRENT USE	Residential
ZONING	Residential (City of Cape Coral)
PARCEL SIZE	0.4 acres
PARCEL NUMBER	08-44-24-C1-00003.0280
IMPROVED PROPERTY	3,245 sq ft residential home (2 story, 3 bed/3 bath)

5. 1157-1159 PATTERSON ROAD

CURRENT USE	Vacant, residential land
ZONING	Residential (City of Cape Coral)
PARCEL SIZE	0.6± acres
PARCEL NUMBERS	08-44-24-C1-00004.0130 08-44-24-C1-00004.0350
FRONTAGE	212 ft on Patterson Rd.

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION OVERVIEW

Strategically positioned in one of the fastest-growing regions of Southwest Florida.

Located just off US-41 (Cleveland Ave) and Pine Island Road, this property offers excellent connectivity to Cape Coral, North Fort Myers, and Fort Myers. The site benefits from strong population growth, high traffic exposure, and proximity to major retail, dining, and residential developments.

Cape Coral–North Fort Myers is one of the fastest-growing regions in Southwest Florida, driven by steady population growth, a strong employment base, and year-round tourism. Cape Coral alone has over 200,000 residents and continues to expand rapidly, making it one of the largest cities between Tampa and Miami. Just across the Caloosahatchee River, downtown Fort Myers is experiencing a wave of revitalization with new residential, office, and retail projects, further fueling demand in the surrounding communities. Old Pondella Road sits at the center of this activity, positioned between Pine Island Road—Cape Coral's primary commercial corridor—and US-41, the region's busiest north-south artery. This location provides seamless access to major retail centers, medical facilities, and residential neighborhoods, while also connecting quickly to Interstate 75, the main route linking Southwest Florida to Tampa, Miami, and beyond. With a strong demographic profile, including household incomes above the state average and a diverse mix of families, retirees, and working professionals, the Cape Coral–North Fort Myers region continues to attract businesses, investors, and residents alike.



LOCATION HIGHLIGHTS

Population Growth: Lee County has grown over 30% since 2010, with Cape Coral ranking among the fastest-growing cities in the U.S.

Traffic Counts: Nearby US-41 sees over 54,000 vehicles per day, providing strong visibility and accessibility.

Retail Corridor: Within 1 mile of Walmart Supercenter, Lowe's, Home Depot, Aldi, and Publix, making it part of a high-demand commercial trade area.

Accessibility: Quick access to downtown Fort Myers (10 minutes), Cape Coral Pkwy (15 minutes), and I-75 (20 minutes).

LOCATION OVERVIEW

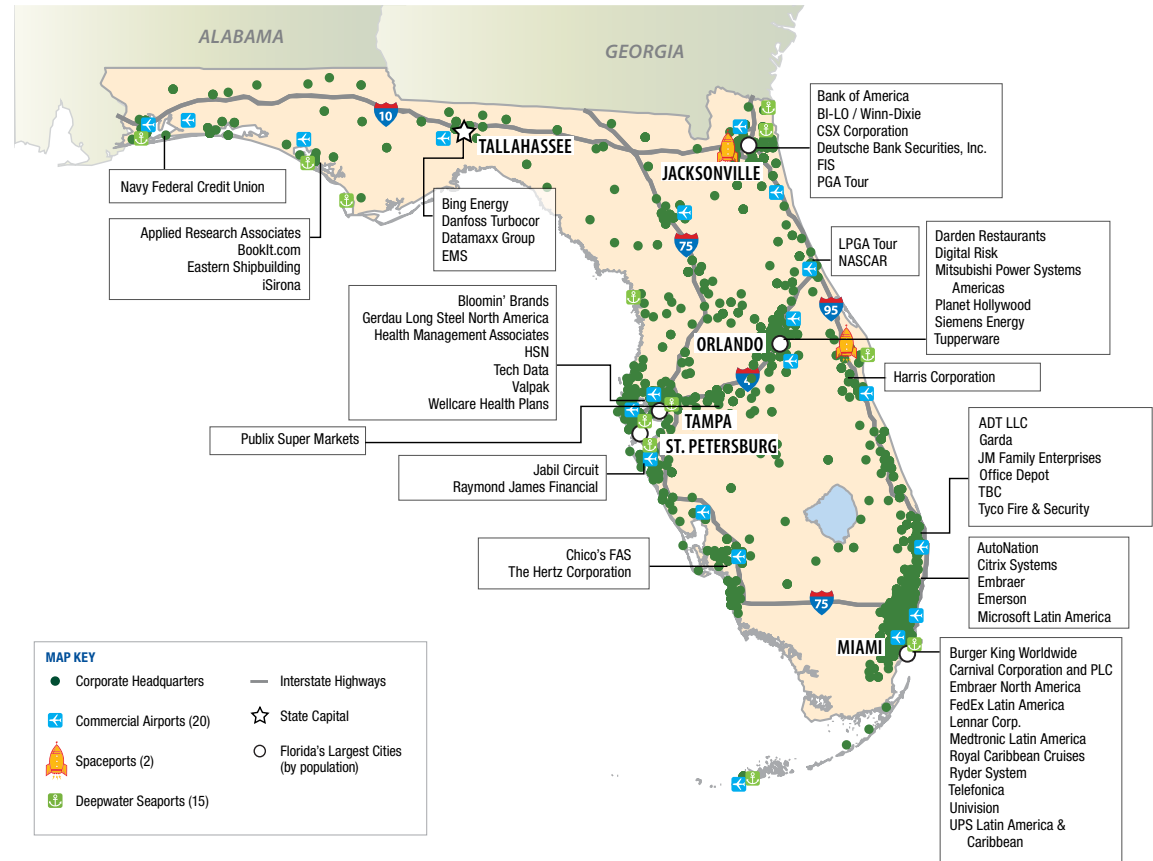
BUSINESS PROFILE

A Hub for Fortune 500 and Corporate Headquarters

Florida stands out as a top destination for major corporations, ranking 9th in the United States for Fortune 500 and large corporation headquarters. This prestigious ranking underscores the state's business-friendly climate, robust infrastructure, and strategic location, which collectively attract leading companies across various industries.

With its low corporate taxes, growing economy, and access to a skilled workforce, Florida continues to be a magnet for high-profile businesses. Companies are drawn to its favorable regulatory environment, proximity to international markets, and unparalleled quality of life for employees. This strong corporate presence not only fuels job creation but also drives economic growth, making Florida a dynamic and competitive environment for business.

For investors, Florida's standing as a corporate hub adds significant value to real estate investments, especially in thriving markets like Fort Myers, where corporate expansions and relocations continue to bolster demand for high-quality office and retail spaces.



AREA BUSINESS PROFILE

	1-Mile	3-Miles	5-Miles
TOTAL BUSINESSES IN AREA	1,232	5,305	10,374
TOTAL EMPLOYEES	9,676	55,106	98,791
EMPLOYEE/POPULATION RATIO (PER 100 RESIDENTS)	212	93	70

LOCATION OVERVIEW

DEMOGRAPHICS

POPULATION

	1-Mile	3-Miles	5-Miles
2020	6,866	60,523	142,432
2024	7,029	63,123	154,229
2029	8,272	74,492	182,946

MEDIAN AGE

	1-Mile	3-Miles	5-Miles
2024	39.4	43.3	45.7

HOUSEHOLDS

	1-Mile	3-Miles	5-Miles
2020	2,542	23,925	58,013
2024	2,556	24,413	61,609
2029	2,996	28,676	72,781

AVERAGE HOUSEHOLD INCOME

	1-Mile	3-Miles	5-Miles
2024	\$62,229	\$62,401	\$60,159



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