

2.53 ± ACRE COMMERCIAL CORNER SITE

880' ± FRONTAGE ON SKYLINE BLVD & 125' ON SW 10TH ST

FOR SALE

902-938 SKYLINE BOULEVARD, CAPE CORAL, FL 33991



- PRICE:** \$1,029,000 @ \$9.35 PSF or \$407,484/Acre
- SIZE:** 2.35± Acres (110,000 SF) 125' x 880'
- LOCATION:** 0.5± miles south of Pine Island Road at NW corner of SW 10th Street
- ZONING:** C - Commercial (City of Cape Coral) [Click here for zoning uses](#)
- LAND USE:** CP - Commercial Professional
- UTILITIES:** Water & Sewer (Buyer to assume balance of assessments, approx. \$48,449)
- FLOOD ZONE:** X [Click here for description](#)
- PARCEL ID:** 22-44-23-C2-04486.0110/0130/0150/0170/0190/0210/0240/0270

CONTACT

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This 2.53 ± acre commercial site offers 880' 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

- 400' ± (or 880') 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
- This assemblage of 22 lots or 8 parcels involves two ownerships.



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2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	8,601	72,877	176,421
EST. HOUSEHOLDS	3,315	27,362	69,045
EST. MEDIAN HOUSEHOLD INCOME	\$75,795	\$77,808	\$78,072
TRAFFIC COUNTS (2024)	23,000 AADT		

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