

# 1.38 TO 2.53 ± ACRE COMMERCIAL CORNER SITES

400'-880' ± FRONTAGE ON SKYLINE BLVD & 125' ON SW 10TH ST

## FOR SALE

902-938 SKYLINE BOULEVARD, CAPE CORAL, FL 33991



**CRE**  
CONSULTANTS

Commercial Real Estate Consultants, LLC

**CRECONSULTANTS.COM**



PROPERTY	ADDRESS	LOTS	W (FT)	D (FT)	FRONTAGE (FT)	TOTAL (SFT)	TOTAL	PRICE (/SF)	PRICE (\$/ACRE)	PRICE TOTAL
1	902,906, 910, 914, 918, Skyline Blvd	10	40	125	400	50,000	1.15	\$8.00	\$348,480	\$400,000
2	924,930,938 Skyline Blvd	12	40	125	480	60,000	1.38	\$8.40	\$365.904	\$504,000
TOTAL		22	40	125	880	110,000	2.53	\$8.22	\$357,984	\$904,000

**PRICE:** **\$904,000 @ \$8.22 PSF or \$357,984/Acre**

**SIZE:** 2.35± Acres (110,000 SF) 125' x 880'

**LOCATION:** 1/2 ± 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](#)

**FUTURE LAND USE:** CP - Commercial Professional

**UTILITIES:** Water & Sewer (Buyer to assume balance of assessments, approx. \$48,449)

### CONTACT

**FRED KERMANI, CCIM, AIA**

**Partner**

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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, fuel/EV station or mixed-use projects. Strategically located ½ mile south of Pine Island Road, 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'-880' frontage on Skyline Blvd, 1/2 mile south of Pine Island Rd
- 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.

LOT	ADDRESS	PID	Lots	Frontage/Lot	Frontage	Dept	SIZE	SIZE	PRICE	PRICE	PRICE
				FT	FT	FT	SFT	Acre	\$/SF	\$/A	Total
	902 Skyline Blvd	22-44-23-C2-04486.0110	2	40	80	125	10,000				
	906 Skyline Blvd	22-44-23-C2-04486.0130	2	40	80	125	10,000				
	910 Skyline Blvd	22-44-23-C2-04486.0150	2	40	80	125	10,000				
	914 Skyline Blvd	22-44-23-C2-04486.0170	2	40	80	125	10,000				
	918 Skyline Blvd	22-44-23-C2-04486.0190	2	40	80	125	10,000				
1	<b>Total</b>		<b>10</b>		<b>400</b>	<b>125</b>	<b>50,000</b>	<b>1.15</b>	<b>\$ 8.00</b>	<b>\$ 348,480.00</b>	<b>\$ 400,000.00</b>
	924 Skyline Blvd	22-44-23-C2-04486.0210	3	40	120	125	15,000				
	930 Skyline Blvd	22-44-23-C2-04486.0240	3	40	120	125	15,000				
	938 Skyline Blvd	22-44-23-C2-04486.0270	6	40	240	125	30,000				
2	<b>Total</b>		<b>12</b>		<b>480</b>	<b>125</b>	<b>60,000</b>	<b>\$ 1.38</b>	<b>\$ 8.40</b>	<b>\$ 365,904.00</b>	<b>\$ 504,000.00</b>
1 & 2	<b>Grand Total</b>		<b>22</b>		<b>880</b>	<b>125</b>	<b>110,000</b>	<b>2.53</b>	<b>\$ 8.22</b>	<b>\$ 357,984.00</b>	<b>\$ 904,000.00</b>

## 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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