

FOR SALE – Commercial Parcel
830 Ridge Rd., Cape Coral, FL 33991

Price: Call For Details

Size: 1.23± acres commercial land

Strap #: 21-44-23-C2-00100.0350

Location: West corner of Pine Island Rd. & Ridge Rd.
 between Chiquita Blvd. & Burnt Store Rd.



ZONING:	CC – Commercial Corridor
FUTURE LAND USE:	PIRD – Pine Island Road District
MULTIPLE USES:	Office/Medical, Retail, Heavy Commercial and more.
FRONTAGE:	325' on Pine Island Rd.



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REMAX

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REMAX REALTY GROUP
FRYE COMMERCIAL GROUP

For Sale – 1.23 Acres
830 Ridge Rd.



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Explore the opportunity at 830 Ridge Road and the vibrant community surrounding it in Cape Coral, Florida. Ideally situated in the heart of Southwest Florida, this location offers a compelling prospect for land and retail investors. Its proximity to major roadways and high-traffic corridors provides excellent visibility and convenient access. An excellent mix of retail shops and restaurants—draw both residents and visitors, contributing to the area’s energy and appeal. This desirable setting presents a unique chance to invest in a location where strong growth potential meets the lifestyle advantages of the Southwest Florida market.

DEVELOPMENT ACTIVITY IN THE AREA:

In Review: Big Chiquita-West Cape Marketplace
Chiquita Falls – 897 Multi-Family Apartment Units (6 Buildings)

Approved: Walmart Supercenter – 175,360 SF
Pointe Grande – Multi-Family Residential
Embers Lakes Multi-Family
Coral Grove – Mixed Use Town Center (131 acres)

Issued: Coffee Rush Drive-Up
Ceitus Cove
Hector A. Cafferatta Elementary School relocation

CLOSE BY BUSINESSES:

USPS	Tractor Supply
Bob Evans	Publix
Farmer Joes	German American Social Club
Aldi	7-11

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RE/MAX Realty Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

This property presentation is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawals without notice.



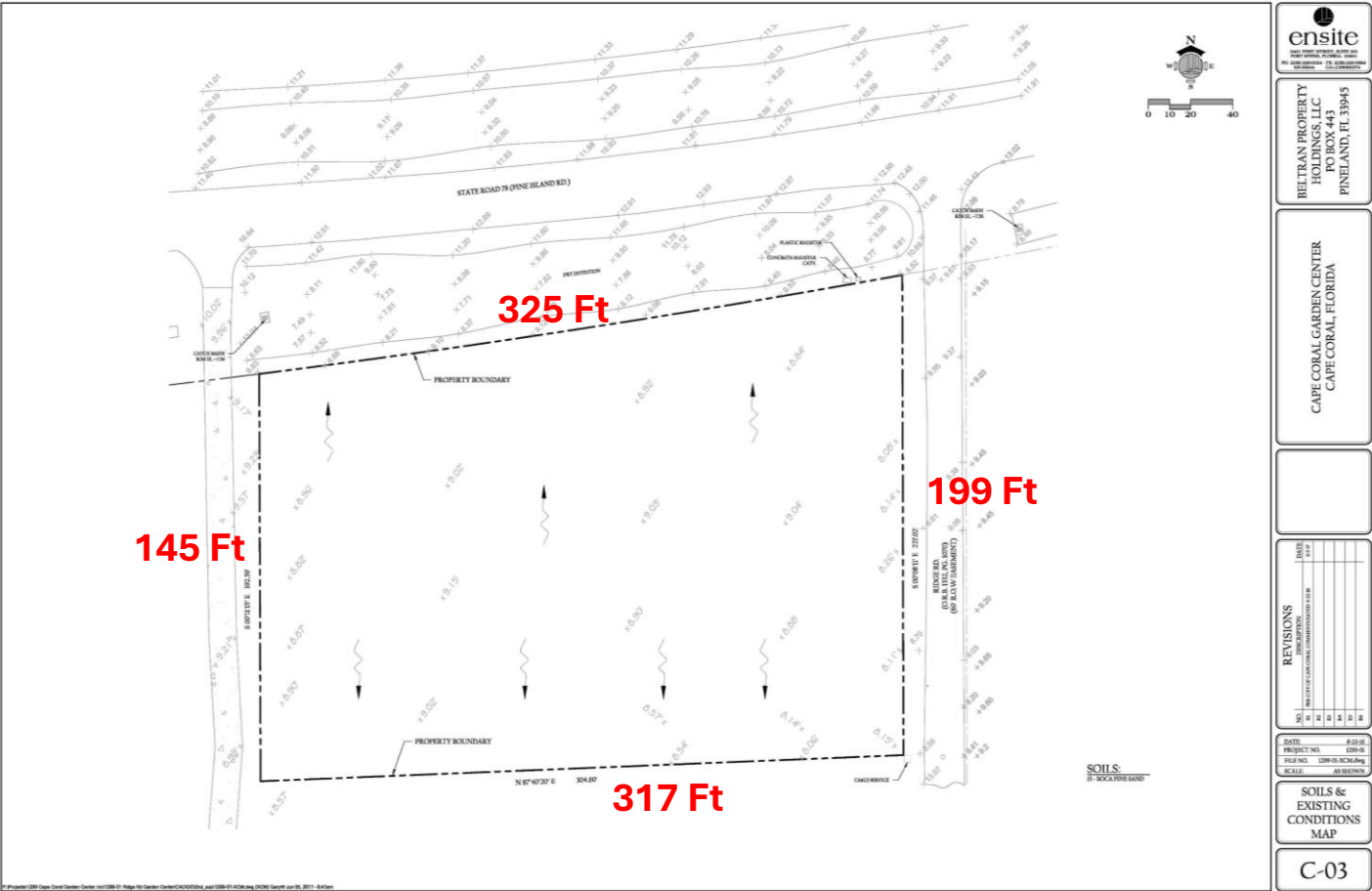
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DEMOGRAPHICS			
830 Ridge Rd., Cape Coral, FL			
	2 Miles	5 Miles	10 Miles
Total Population	25,885	147,988	363,491
Median Age	41	43	49
Total Households	9,182	54,700	154,094
Traffic Count	20,200 (Pine Island Rd) 31,500 (Chiquita Blvd)		



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