

6.5 ACRES WITH 460 FT. FRONTAGE ON PINE ISLAND ROAD
 1311 N.E. Pine Island Rd | Cape Coral, FL 33904

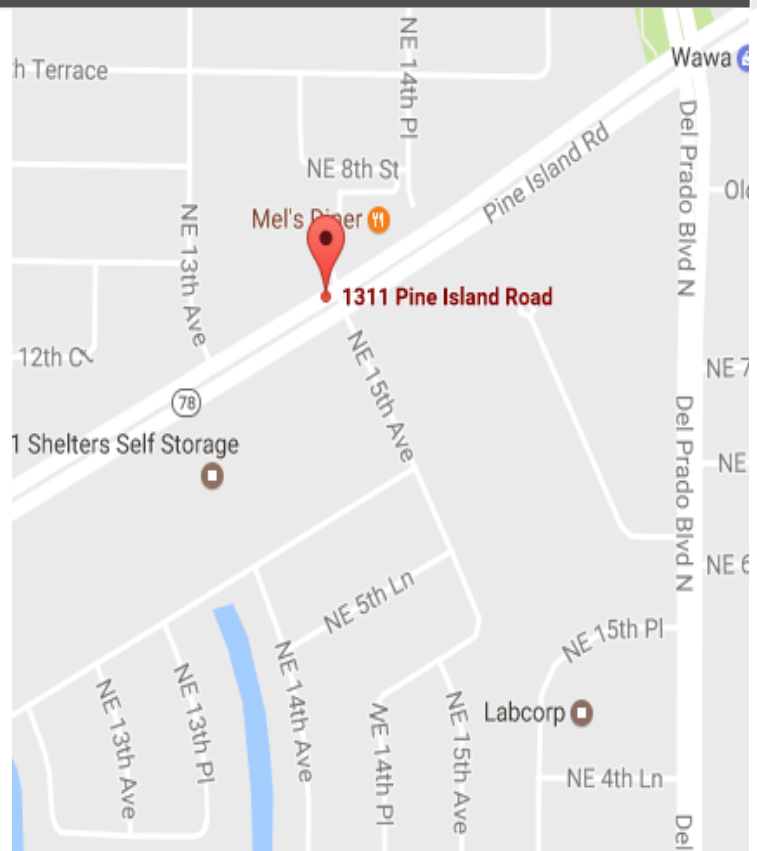
FOR SALE

PRICE : \$2,399,999

SIZE: 6.5 Acres +/-

AMENITIES & DETAILS:

- Strap#: 07-44-24-C-2020-23-A-000
- Zoning: Corridor
- Property Use: Commercial Land
- 2016 Taxes: \$ 15,173.17
- Traffic Count: 39,000 +/-
- Approx. 460 ft. frontage on Pine Island Rd.
- In proximity of Cape Coral's largest commercial corridor.
- Inside Veterans Investment Zone
- Cleared and filled
- Approved left turning lane off Pine Island.
- Approved Median Cut.
- Ideal for any commercial uses such as restaurants and Retail shops.
- Located in the Northeast of Cape Coral and 2 miles +/- from the new Veteran Affairs Outpatient Clinic.



For more information please call:

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Partner

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CAPE CORAL'S LARGEST COMMERCIAL CORRIDOR



2016 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	6,829	55,030	122,928
# HOUSEHOLDS	2,461	21,053	48,975
MEDIAN HH INCOME	\$40,807	\$44,992	\$45,289
MEDIAN AGE	39	39	39

2016 DEMOGRAPHICS	5 MIN.	10 MIN.	15 MIN.
POPULATION	15,341	91,083	156,664
# HOUSEHOLDS	5,564	35,432	75,373
MEDIAN HH INCOME	\$41,841	\$45,001	\$45,202
MEDIAN AGE	39	39	39



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