

# PINE ISLAND COMMERCIAL

4.13± ACRE COMMERCIAL OPPORTUNITY IN CAPE CORAL





## OFFERING SUMMARY

**Address:** 2050 SW Pine Island Rd.  
Cape Coral, FL 33991

**Size:** 4.13± Acres | 179,902± Sq. Ft.

**Zoning:** CORR

**Future Land Use:** PIRD (Pine Island Road District)

**Parcel ID:** 21-44-23-C1-00005.0000

**2018 Taxes:** \$3,940.05

**Price:** \$725,000 | \$4.03 PSF

## OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

**PLEASE DIRECT ALL OFFERS TO:**  
Hunter Ward - [hward@lsicompanies.com](mailto:hward@lsicompanies.com)

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## PROPERTY HIGHLIGHTS

- Prime commercial parcel on Pine Island Road seeing daily traffic counts of 16,000±
- Opportunity for a commercial end-user to move into the growing market on Pine Island Rd.
- Zoning allows for a wide range of commercial uses
- Median cut located directly in front of the property.
- Centralized location allowing access to a majority of Cape Coral within a 10 minute drive
- Located in an area that is growing twice as fast as the state average
- 2± miles from Publix-anchored shopping center.



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## APPROVED USES\* INCLUDE:

- ALF/ILF
- Adult Daycare Center
- Veterinary and Animal Clinic
- Administrative Office
- Bank
- Auto Store
- Business Office
- Healthcare Facility
- Bar or Cocktail Lounge
- Child Care Facility
- Food Stores
- Landscaping Services
- Pharmacy
- Place of Worship
- Repair Shop
- Restaurant
- Self Storage *(by special exception)*

\* Please inquire for a full list of approved uses



# RETAIL MAP



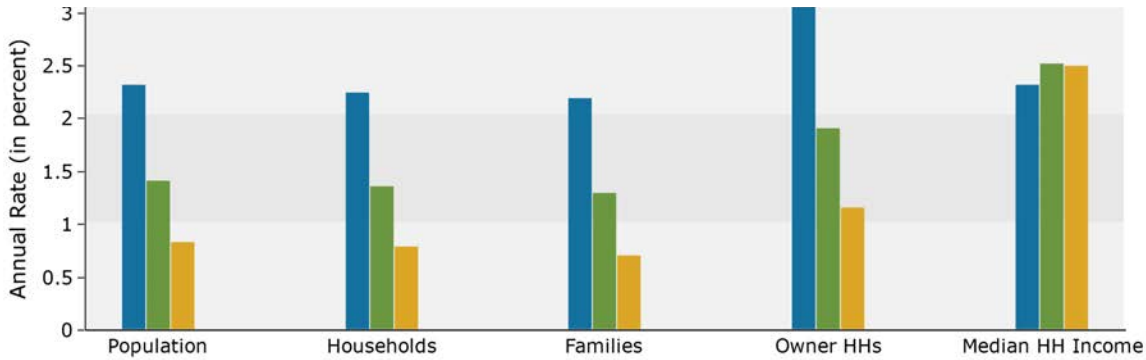
SITE

Google Earth

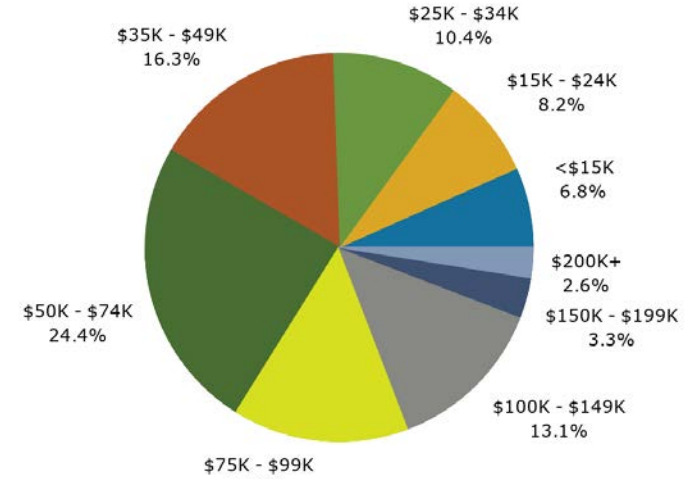
# DEMOGRAPHIC PROFILE – 5-10 MIN. RADIUS



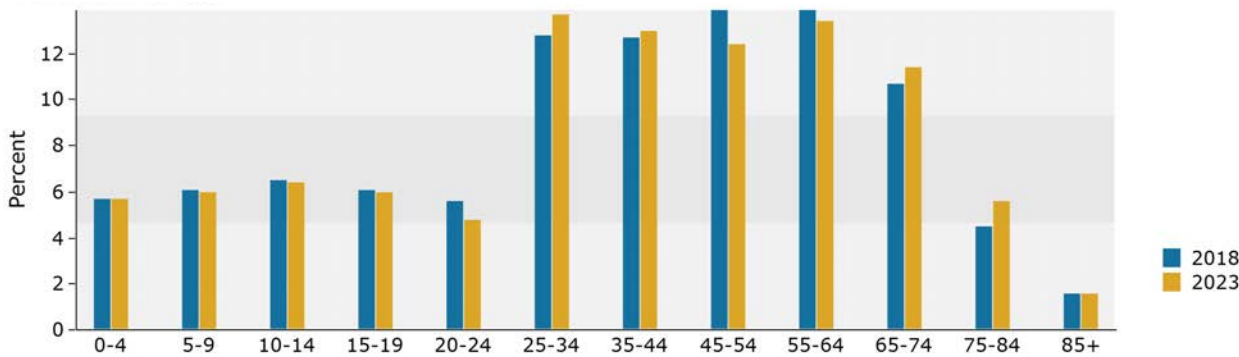
Trends 2018 - 2023



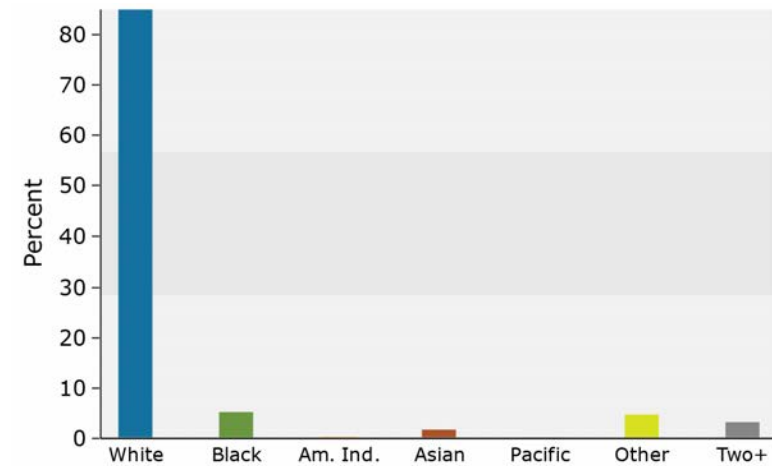
2018 Household Income



Population by Age



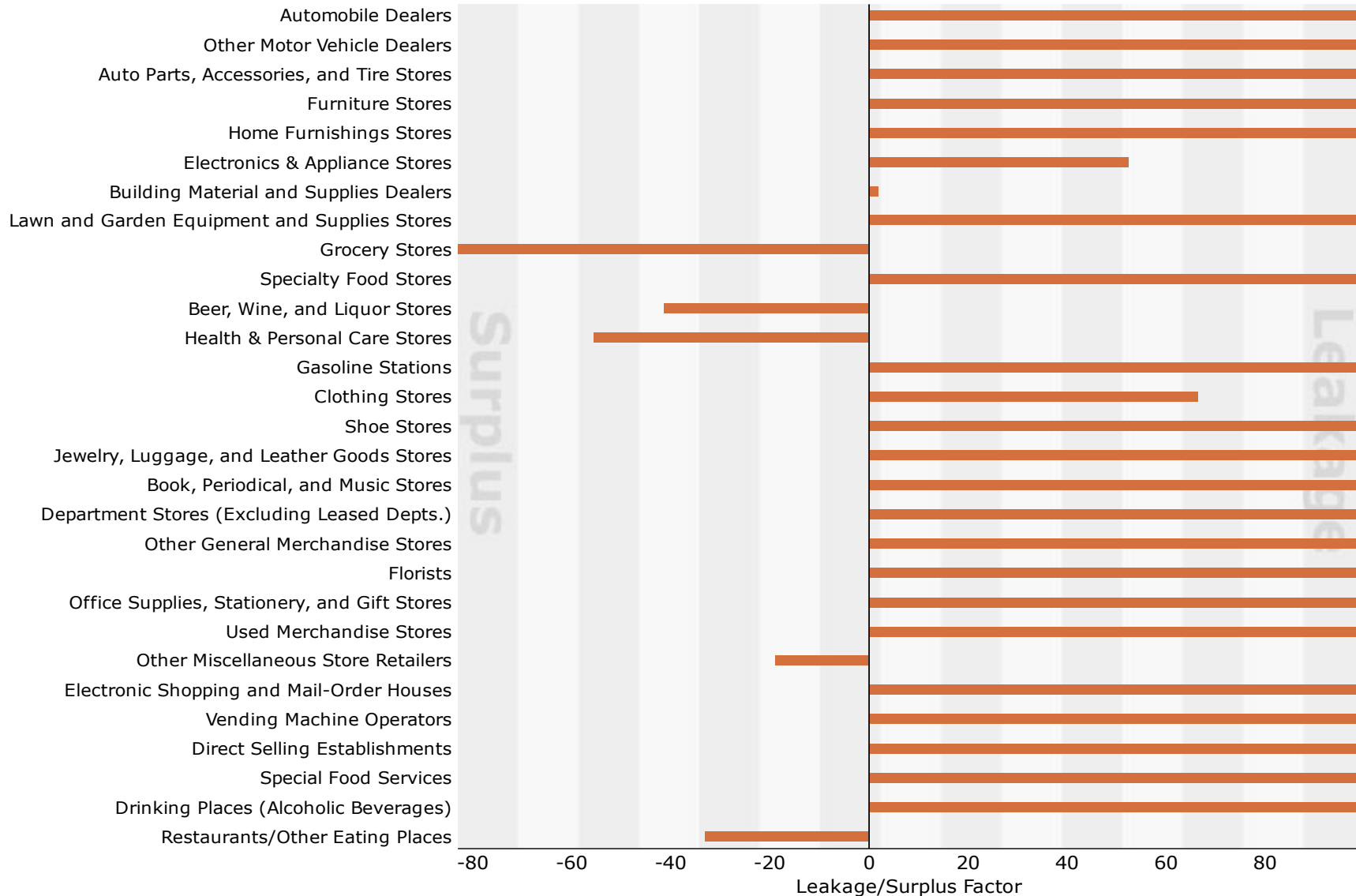
2018 Population by Race



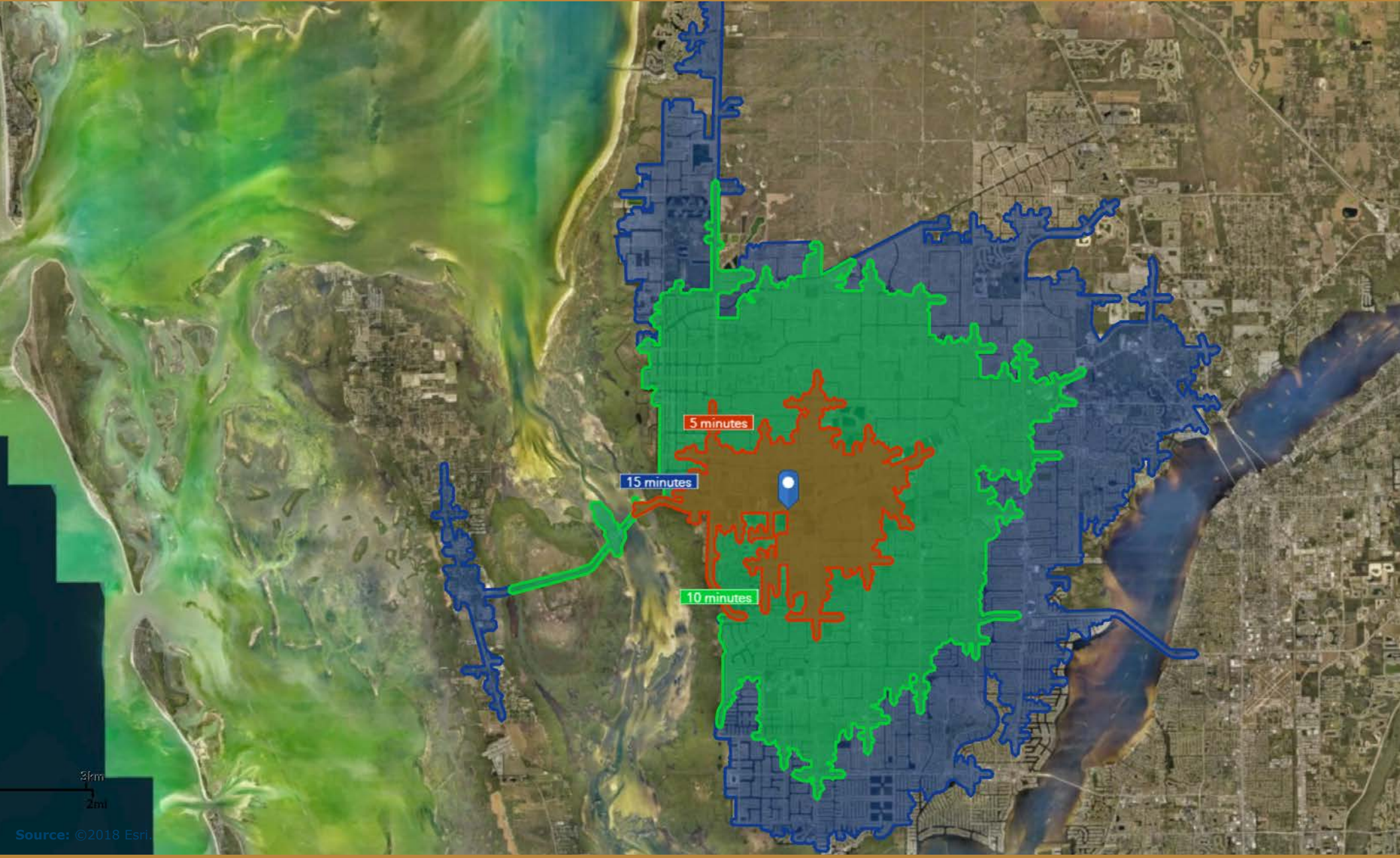
# RETAIL MARKETPLACE PROFILE – 1 MILE RADIUS



2017 Leakage/Surplus Factor by Industry Group

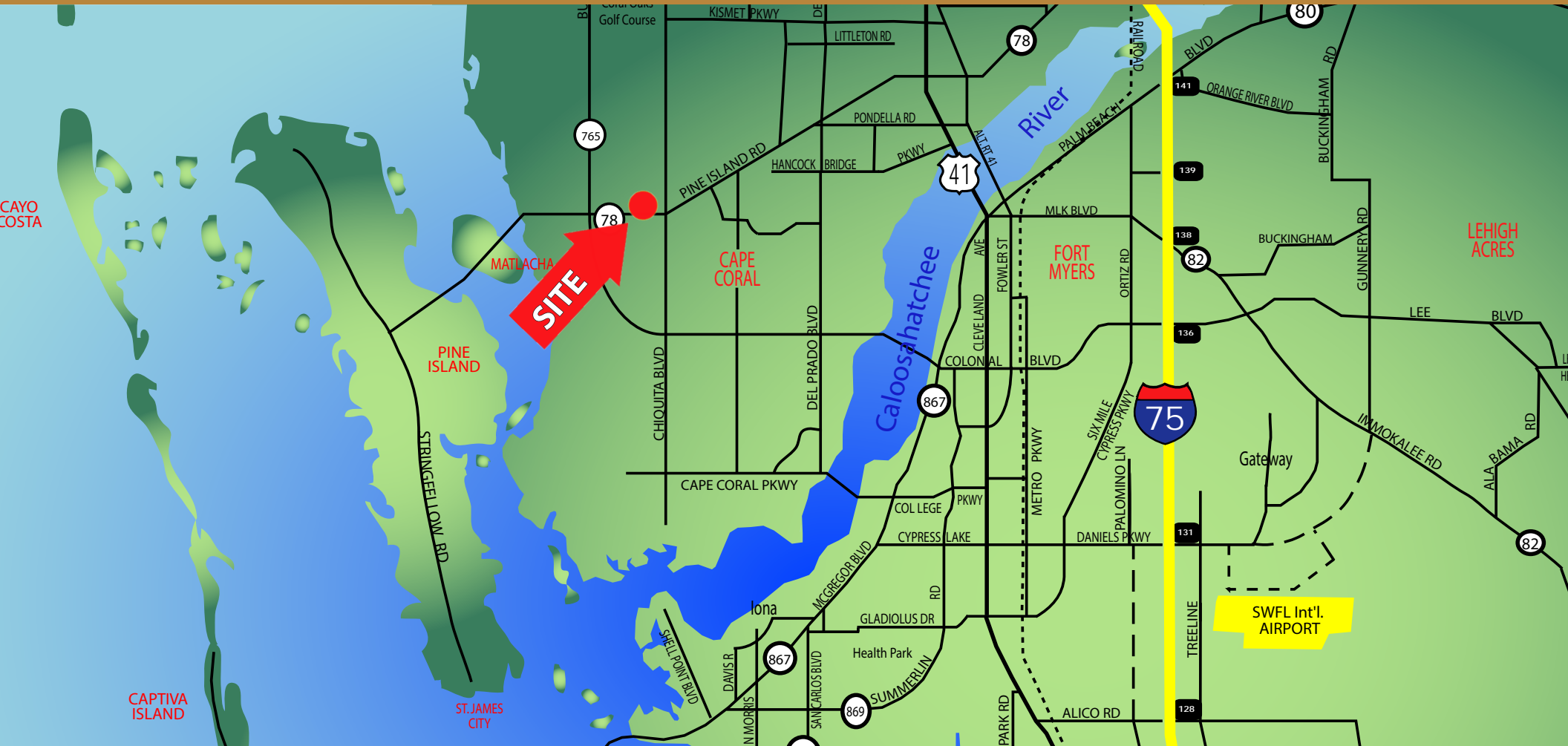


# DRIVE TIME MAP





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