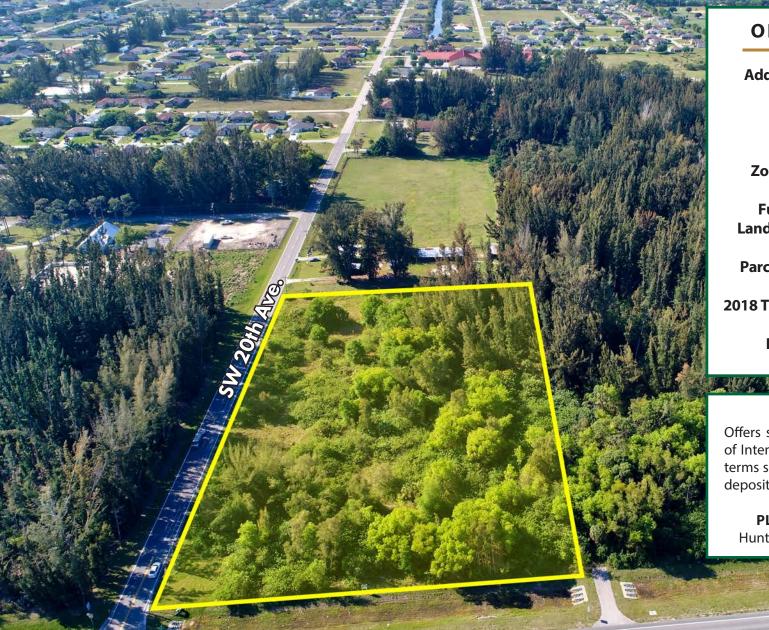
PINE ISLAND COMMERCIAL 4.13± ACRE COMMERCIAL OPPORTUNITY IN CAPE CORAL











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

Pine Island Rd.



PROPERTY HIGHLIGHTS

- Prime commercial parcel on Pine Island Road seeing daily traffic counts of 16,000±
- Opportunity for a commercial enduser 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.





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

Pine Island Rel AADTA 16,000

WWW.LSICOMPANIES.COM

SW 20th Ave.







DEMOGRAPHIC PROFILE -5-10 MIN. RADIUS

3

2.5

1.5

1

0.5

0

Population

Households

Annual Rate (in percent)



Trends 2018 - 2023

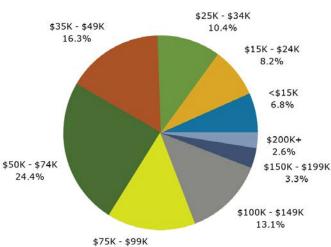
Median HH Income

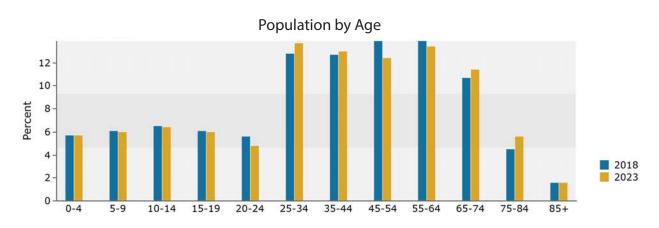
Area

State

USA

2018 Household Income

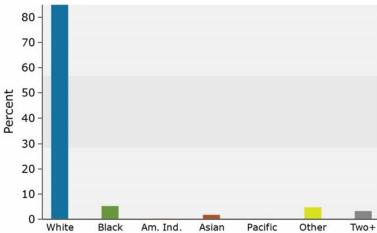




Families

Owner HHs

2018 Population by Race



RETAIL MARKETPLACE PROFILE -1 MILE RADIUS

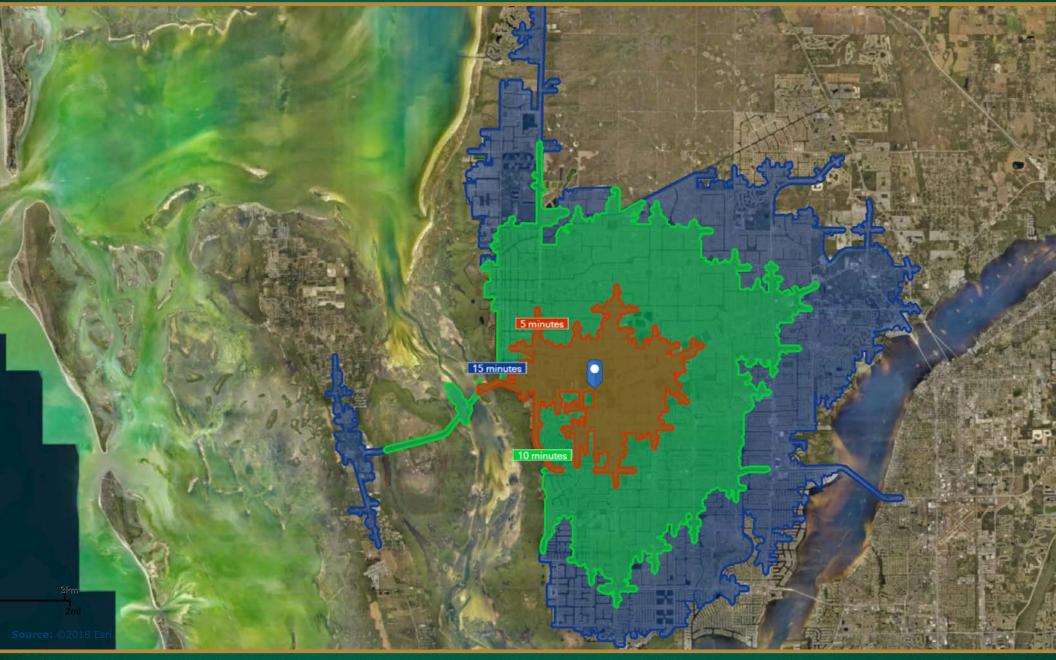


Automobile Dealers Other Motor Vehicle Dealers Auto Parts, Accessories, and Tire Stores **Furniture Stores** Home Furnishings Stores **Electronics & Appliance Stores** Building Material and Supplies Dealers Lawn and Garden Equipment and Supplies Stores Grocery Stores Specialty Food Stores Beer, Wine, and Liquor Stores Health & Personal Care Stores Gasoline Stations **Clothing Stores** Shoe Stores Jewelry, Luggage, and Leather Goods Stores Book, Periodical, and Music Stores Department Stores (Excluding Leased Depts.) Other General Merchandise Stores Florists Office Supplies, Stationery, and Gift Stores **Used Merchandise Stores** Other Miscellaneous Store Retailers Electronic Shopping and Mail-Order Houses Vending Machine Operators **Direct Selling Establishments** Special Food Services Drinking Places (Alcoholic Beverages) **Restaurants/Other Eating Places** -80 -60 -40 -20 20 40 60 80 0 Leakage/Surplus Factor

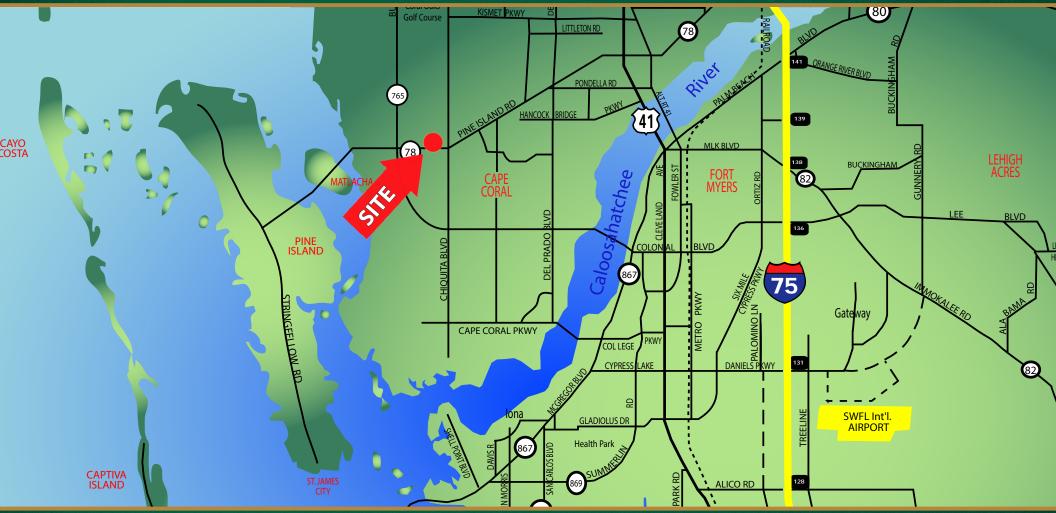
2017 Leakage/Surplus Factor by Industry Group

DRIVE TIME MAP









LIMITATIONS AND DISCLAIMERS

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