

PINE ISLAND RD.

6.5± ACRE COMMERCIAL PROPERTY IN CAPE CORAL, FL



PINE ISLAND RD.



OFFERING SUMMARY

Address: 1401 SW Pine Island Rd.
Cape Coral, FL 33991

County: Lee

Size: 6.5± Acres

Zoning: CORR (Commercial)

Utilities: City of Cape Coral water and sewer

Parcel ID: 15-44-23-C4-03613.1000

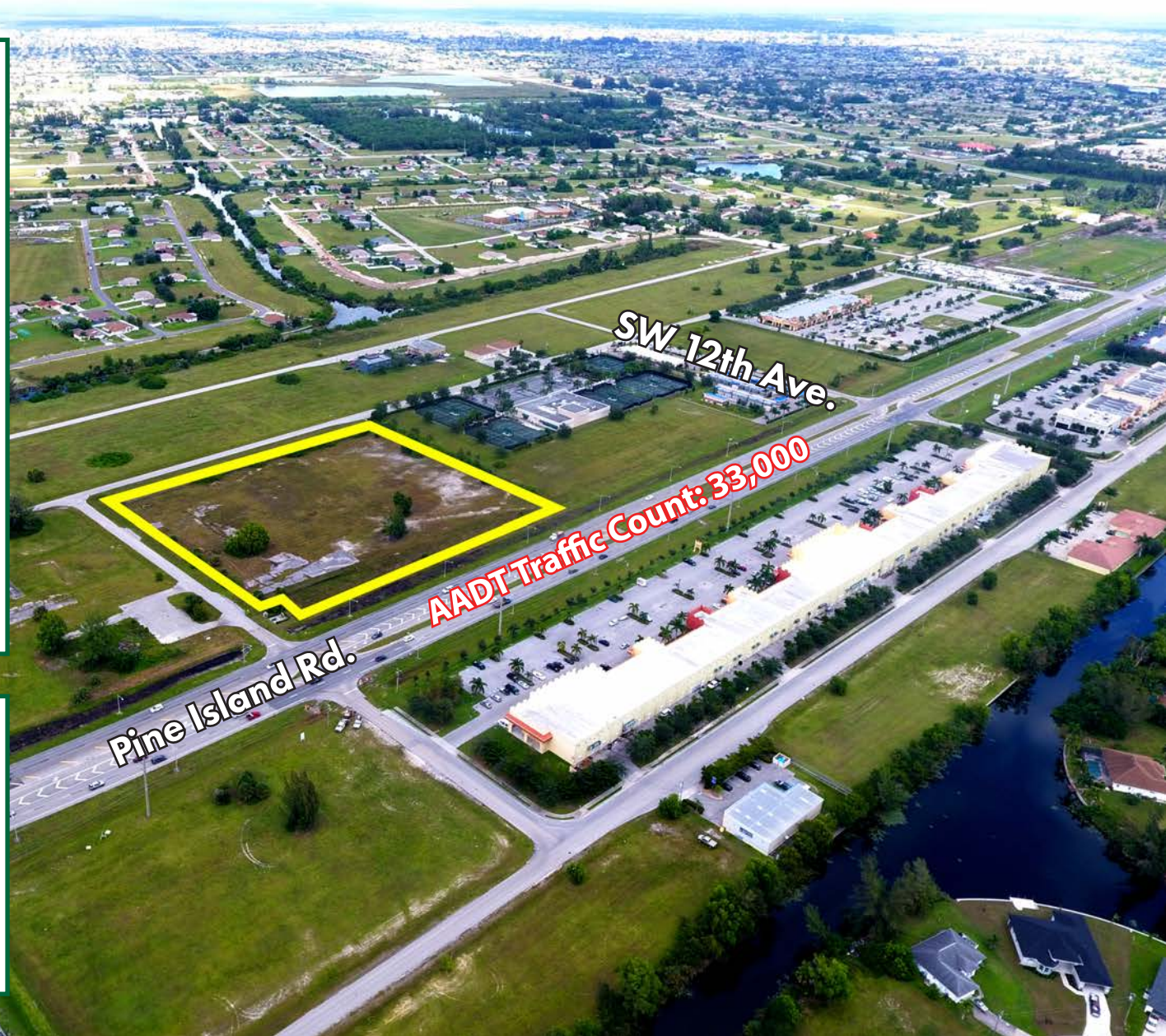
Price: \$2,262,288 | \$7.99 PSF

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:

Justin Thibaut - jthibaut@lsicompanies.com



SITE AERIAL

PROPERTY HIGHLIGHTS

- Situated at the corner of Pine Island Rd. and SW 14th Ave.
- 6.5± acre vacant, partially improved lot
- Offers potential for a ground lease
- Zoning allows for a wide range of commercial uses
- Potential for development or short-to-medium-term hold as surrounding submarket continues steady growth
- Activity-drivers include:
 - Chiquita Plaza Shopping center opposite the site
 - 1± mile from Walmart-anchored shopping center
 - 2± miles from Publix-anchored shopping center



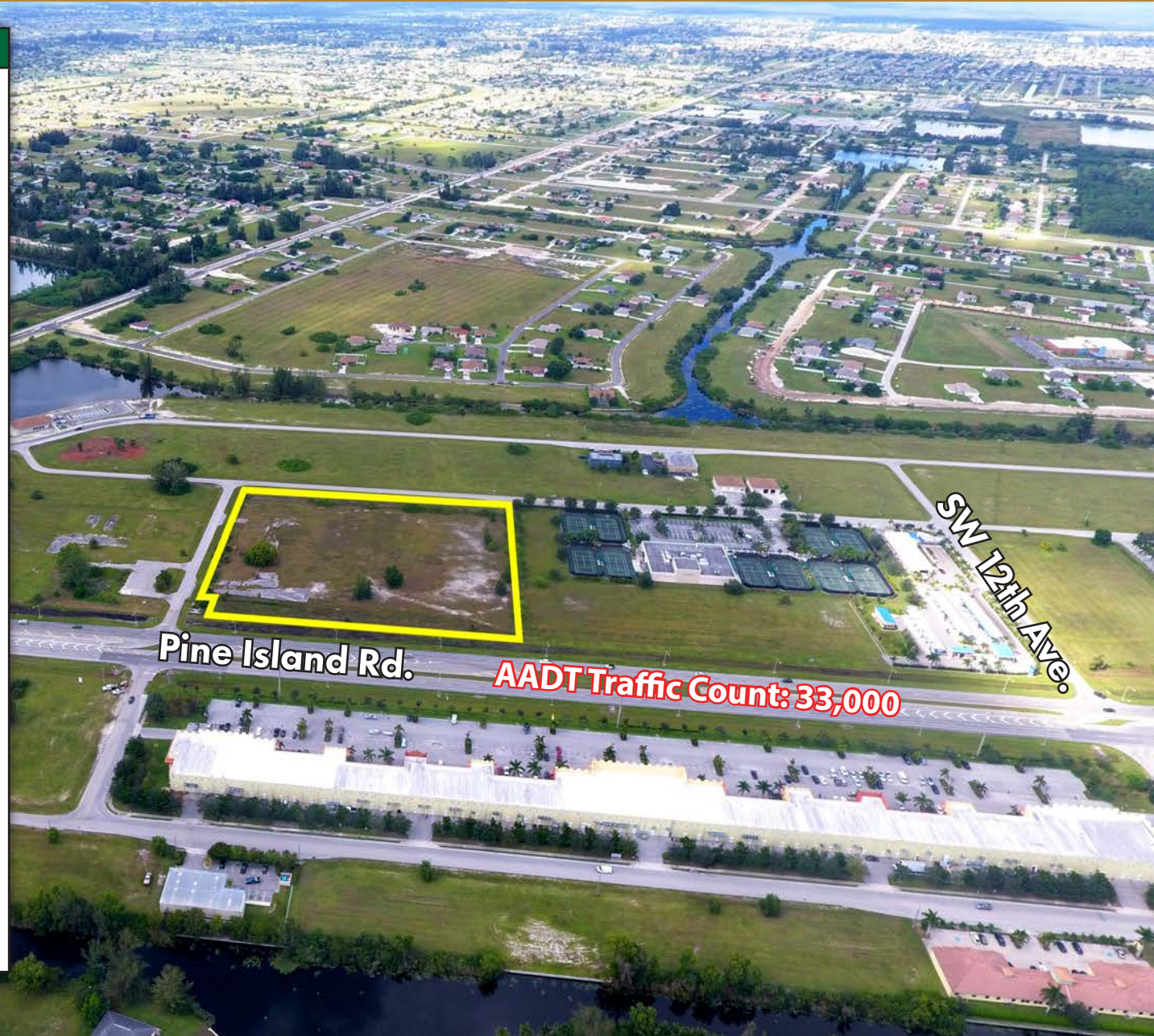
SITE AERIAL



PERMITTED USES*

- Most retail uses (auto sales/parts, boat sales/parts, clothing, drug store, hardware store, department store, pet shop/ services, specialty shop, food store, etc.)
- Bank/Financial Services
- Most Office Uses (including medical)
- Restaurant/Bar (including fast food/QSR's)
- Health Care / Assisted Living Facility
- Hotel / Motel
- Religious Facility / Place of Worship
- School: Commercial, Public, Private, and/or Non-profit
- Wholesale Establishment and/or warehouse
- Agriculture and Farm Equipment Supply
- Manufacturing Plant (wide variety of permitted products)
- Self-Storage Facility (enclosed, 45,000 sq. ft. min. lot area)
- Self-Service Fuel Pumps with Station/ Convenience Store

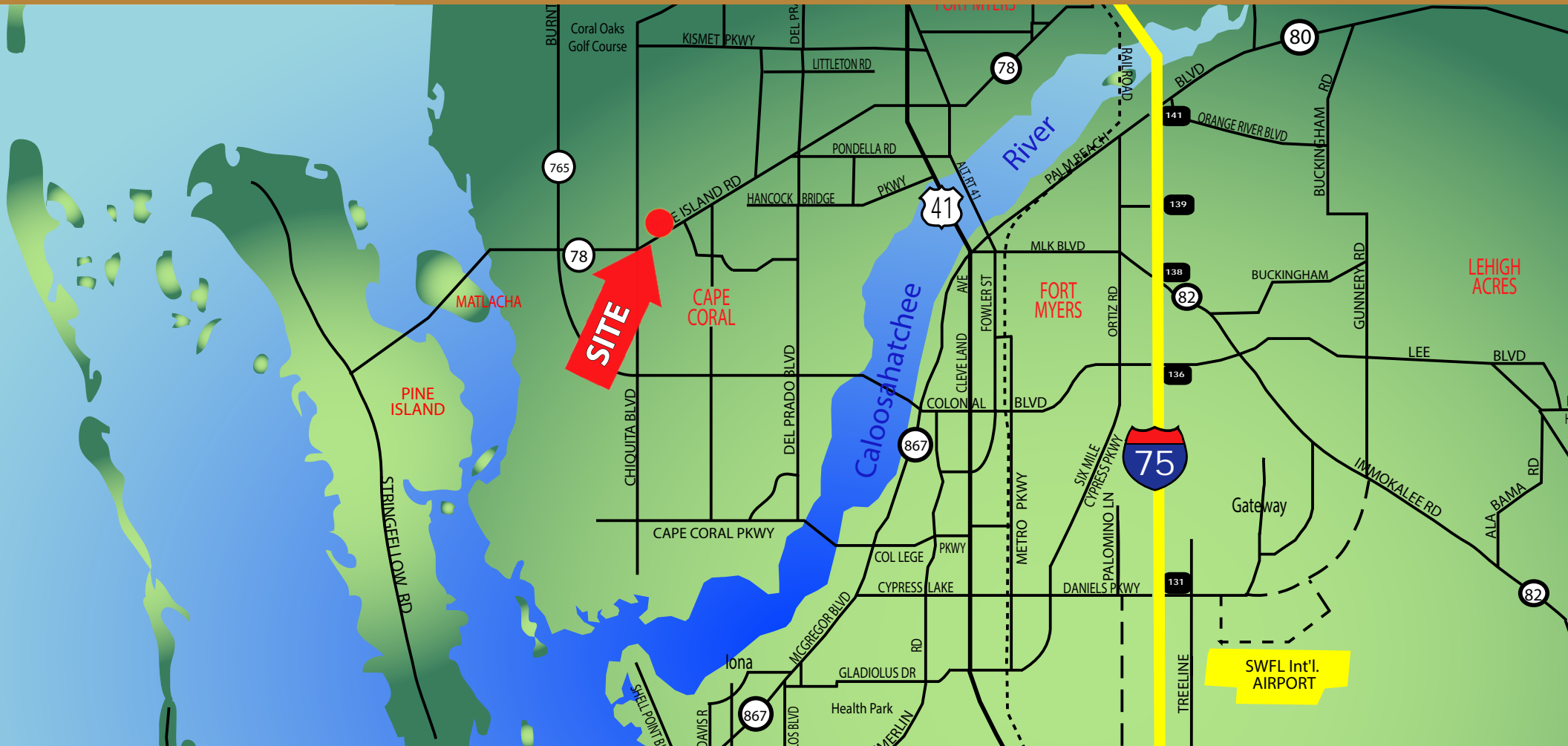
**Please inquire for full list of permitted uses*



RETAIL MAP



PINE ISLAND RD.



LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer with significant experience in entitlement and development process in Lee County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.