

3141 NE PINE ISLAND RD.

CAPE CORAL, FL



41

AADT: 29,500±

Pine Island Rd.

AADT: 35,500±



OFFERING SUMMARY

Address: 3141 NE Pine Island Rd.
Cape Coral, FL 33903

County: Lee

Property Size: 0.83± Acres

Zoning: CPD

Future Land Use: Intensive Development

Utilities: Water, Sewer, Electric

Parcel ID: 34-43-24-03-000R0.0000

2019 Taxes: \$4,524.06

Price: \$890,000

PLEASE DIRECT ALL OFFERS TO:

Hunter Ward, CCIM
hward@lsicompanies.com | 239.489.4066

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.



PROPERTY HIGHLIGHTS

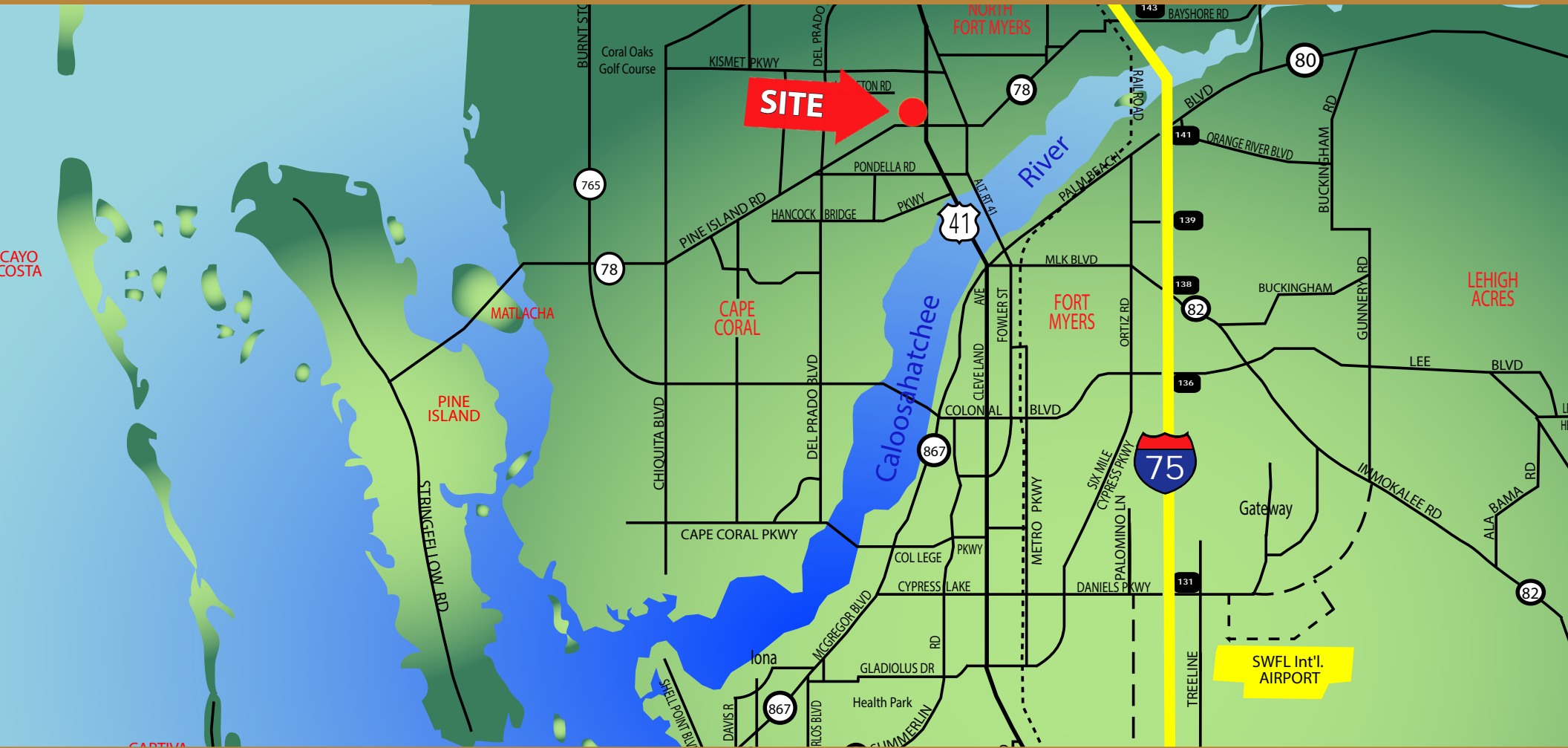
- 0.83± Acres | Zoned CPD (Commercial Planned Development)
- Water and sewer stubbed to the site
- Unique opportunity for commercial end-user to acquire a finished commercial outparcel in an established shopping center
- One of the few remaining vacant outparcels in Merchants Crossing Shopping Center
- Approved for a restaurant, fast food restaurant, auto parts store, repair shop, bank, pharmacy, and more
- Max building size of 4,750 SF



LOCATION HIGHLIGHTS

- 3141 NE Pine Island Rd., Cape Coral, FL 33909
- Located adjacent to one of the entrances to the Merchants Crossing Shopping Center
- 350' from highly trafficked Cleveland Ave. / Pine Island Rd. intersection
- Traffic counts along Pine Island Rd.: 35,500
- Traffic counts along US-41: 29,500

3141 NE PINE ISLAND RD.



LIMITATIONS AND DISCLAIMERS

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