



## FOR SALE - COMMERCIAL BLOCK

<b>4824 Cape Coral Str.</b> Cape Coral, FL 33904	<b>4832 Cape Coral Str.</b> Cape Coral, FL 33904
<b>Lot Size A:</b> 0.40± Acres	<b>Lot Size B:</b> 0.40± Acres
<b>Parcel Price A:</b> \$335,000	<b>Parcel Price B:</b> \$335,000
<b>Strap # A:</b> 18-45-24-C2-00068.0560	<b>Strap # B:</b> 18-45-24-C2-00068.0520
<b>Zoned:</b> SC South Cape Downtown District	
<b>Location:</b> Between Del Prado Blvd and Vincennes Blvd	



### PROPERTY DESCRIPTION:

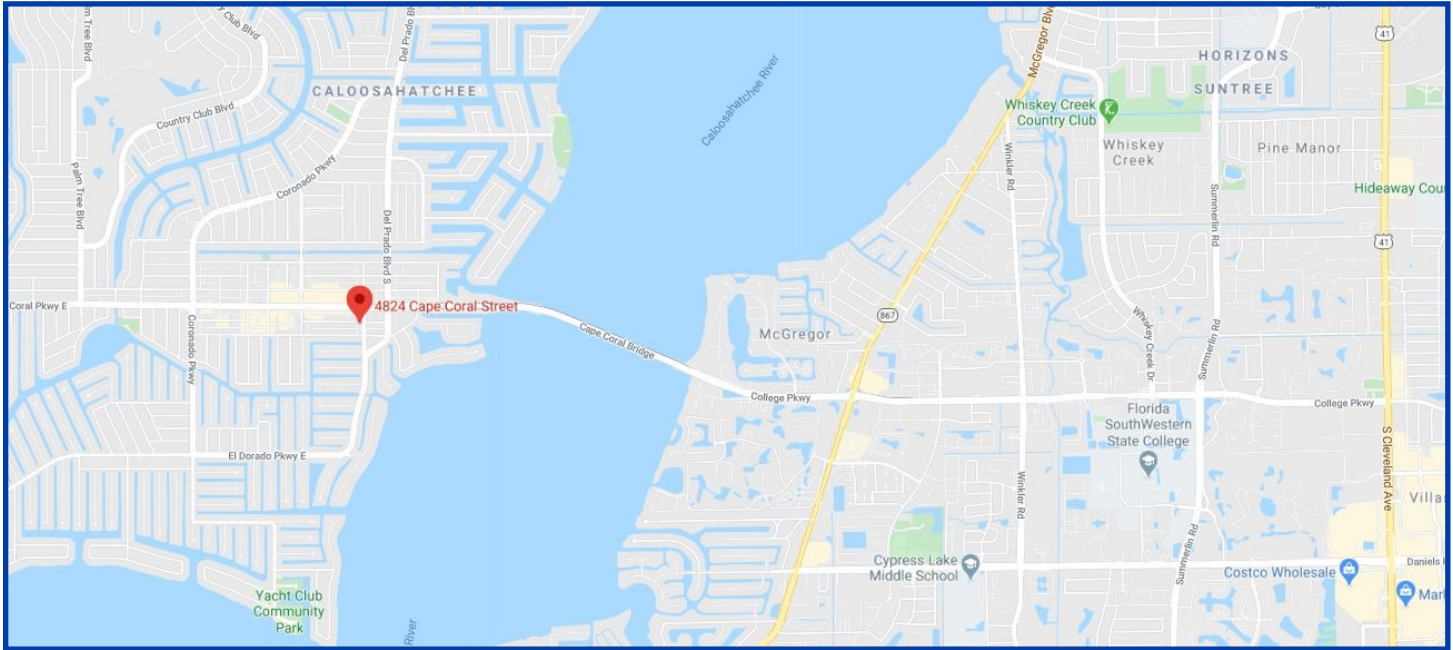
- Located in the heart of Downtown Cape Coral CRA District.
- Future Land Use: DM - Downtown Mixed
- AADT: 52,500 (Cape Coral Bridge)
- Close to Cape Coral Bridge and Cape Coral Parkway, numerous financial offices, retail, restaurants and entertainment facilities to service this prime location.



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**Demographic Statistics**

Proximity:	1 mile	3 miles	5 miles
Total Population:	7,647	62,006	177,154
Median Age:	54.19	51.5	48.69
Households:	4,032	29,101	80,119



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