

FOR SALE - VACANT LAND
627 SW 1st Str., Cape Coral, FL 33991

Lot Size: 5.2± Acres

Strap #: 14-44-23-C1-02573.0000

Zoning: C1 Commercial

Purchase Price: \$1,550,000 (\$6.84/PSF)

Location: This parcel is one block North of the Pine Island corridor, situated across the street from a City of Cape Coral fire station and borders City land to the West. Excellent cleared site, ready for retail, office.



PROPERTY DESCRIPTION:

- This parcel is directly in the path of growth for Cape Coral and is also one of the few commercial properties North of Pine Island Rd.
- The subject property is located on the NE corner of Nicholas Pkwy and 627 SW 1st Str. It is bordered on the East by NW 6th Place and on the North by NW 1st Str.
- Immediate commercial development nearby subject property Publix, Sam's Club, Kohls, Wal-Mart Neighborhood Market, Office Depot



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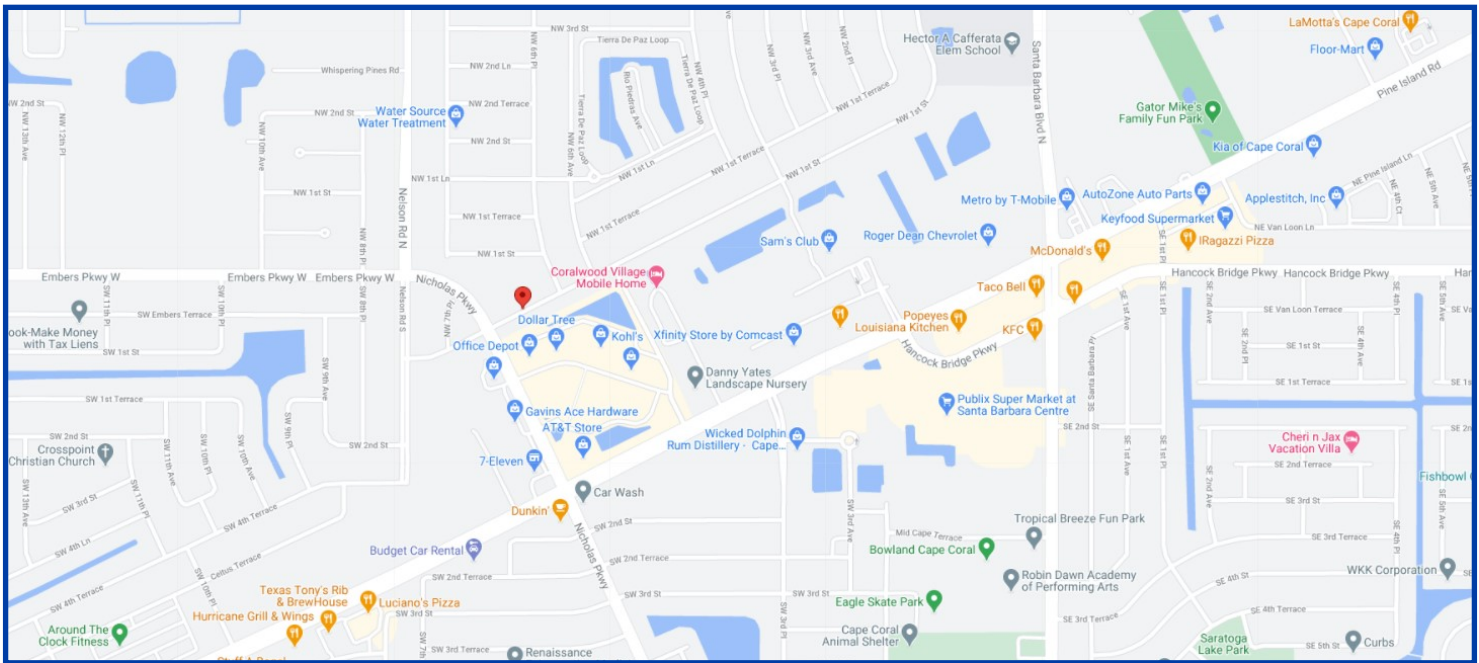


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DEMOGRAPHICS			
627 SW 1st Str an Nicholas Pkwy.			
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,226	56,757	129,508
MEDIAN AGES	35.64	38.06	41.33
HOUSEHOLDS	1,422	20,671	49,526
TRAFFIC COUNT	34,000 - From Chiquita Blvd To Santa Barbara Blvd		



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