

MERCHANTS CROSSING

CAPE CORAL, FL



HIGHLIGHTS

- 1.1± 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 established shopping center
- One of the few remaining vacant outparcels in Merchants Crossing Shopping Center
- Approved for a restaurant, fast food restaurant, retail, auto parts store, medical office, and more
- Max building size of 3,750 SF

LOCATION

- 3131 NE Pine Island Rd., Cape Coral, FL 33909
- Located adjacent to one of the entrances to the Merchants Crossing Shopping Center
- 570' from highly trafficked Cleveland Ave. / Pine Island Rd. intersection
- Traffic counts along Pine Island Rd.: 29,000
- Traffic counts along Cleveland Blvd.: 45,500

PRICE

- **\$1,080,000 | \$22.54 PSF**



For more information, contact:

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LSI Companies

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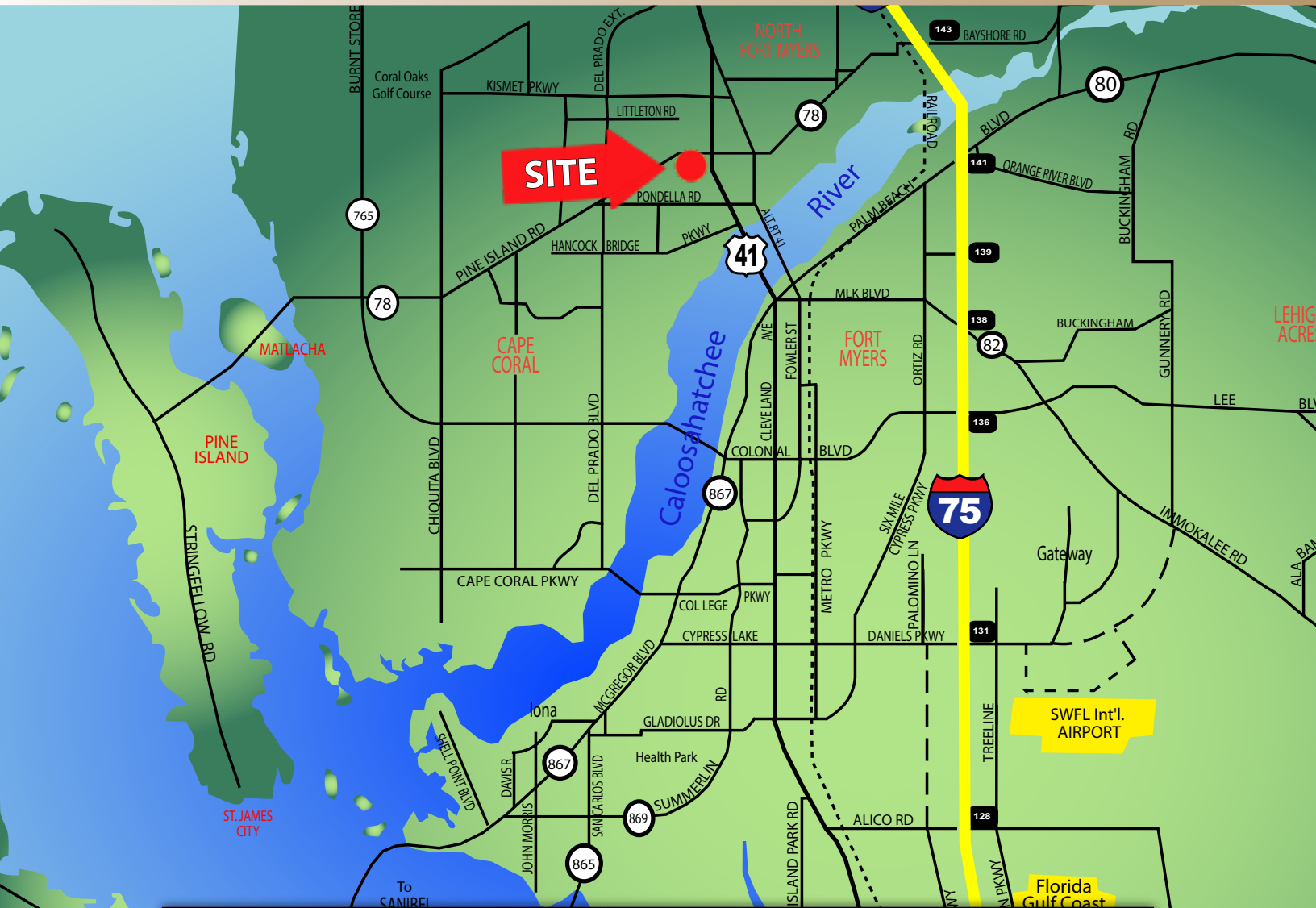


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	Within 1 Mile	Within 3 Miles	Within 5 Miles
Population	3,663	45,336	120,577
Projected Population Growth (2018-2023)	1.64%*	2.10%*	1.94%*
Median Household Income	\$35,745	\$39,687	\$41,878
Average Household Income	\$50,629	\$53,645	\$57,557

*Compared with a national average of 0.83% population growth for the same time period (2018-2023)



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