

# Cape Coral Flex!

413 NE VAN LOON LANE #108, CAPE CORAL, FL 33909

## FOR SALE

\$275,000

Bye Bye Landlord



### CALL THERESA TODAY

- You own your own business...
- So own your own space!
- 1,200/SF
- Raw Warehouse
- Restroom
- Bay Door
- High Ceiling
- Excellent Location
- CC Zoning - City of Cape Coral
- So Much Potential
- Call For Showing - Habla Espanol



**Theresa Blanch-Mitchell, CCIM**  
1922 VICTORIA AVE STE A FT MYERS, FL 33901  
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FL #BK3202944

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

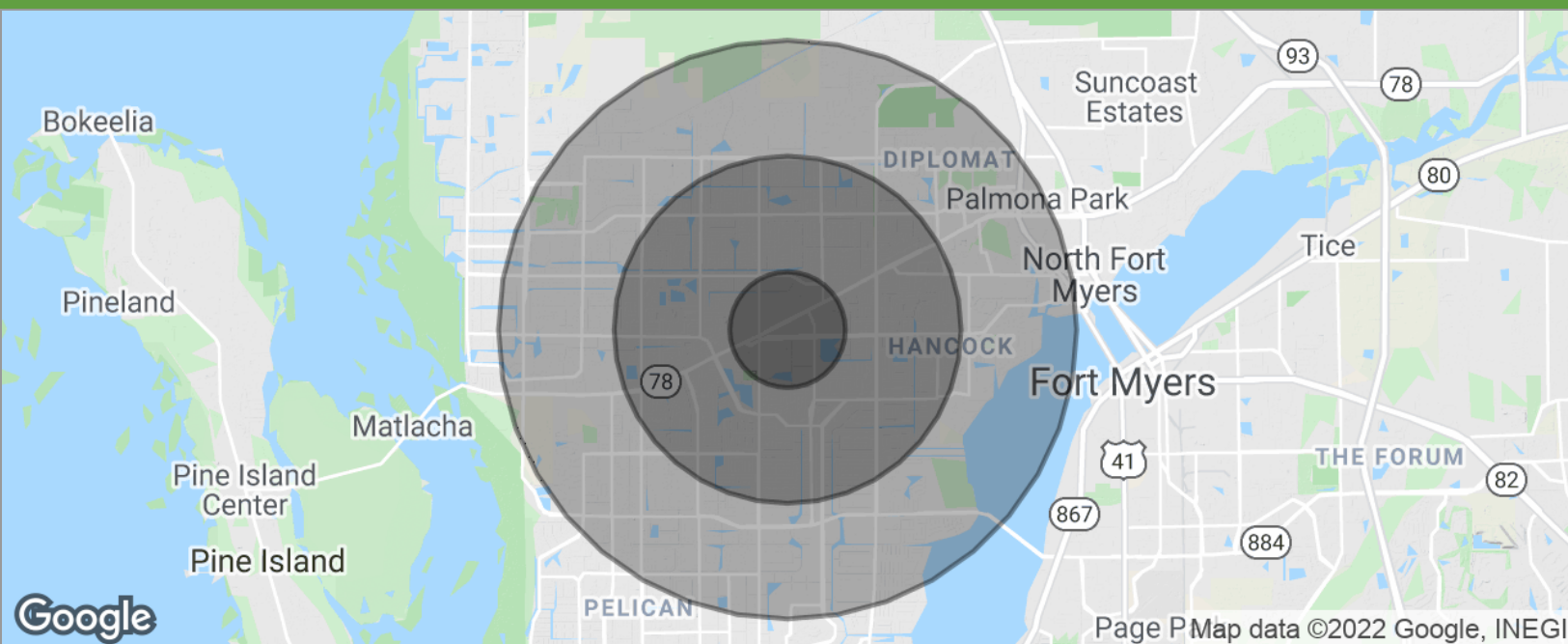
[www.SperryCGA.com](http://www.SperryCGA.com)

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Industrial Property



## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,671	48,402	113,157
Median age	36.0	37.3	40.6
Median age (Male)	33.3	35.3	38.9
Median age (Female)	38.4	39.2	42.2

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,002	17,207	42,183
# of persons per HH	2.8	2.8	2.7
Average HH income	\$57,532	\$57,662	\$59,248
Average house value	\$200,184	\$209,662	\$205,980

\* Demographic data derived from 2010 US Census



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