

916 SE 14TH AVE  
CAPE CORAL, FL 33990



## Rare Freestanding Industrial Opportunity with Yard



FOR SALE

**SALE PRICE**

**\$1,500,000**

### OFFERING SUMMARY

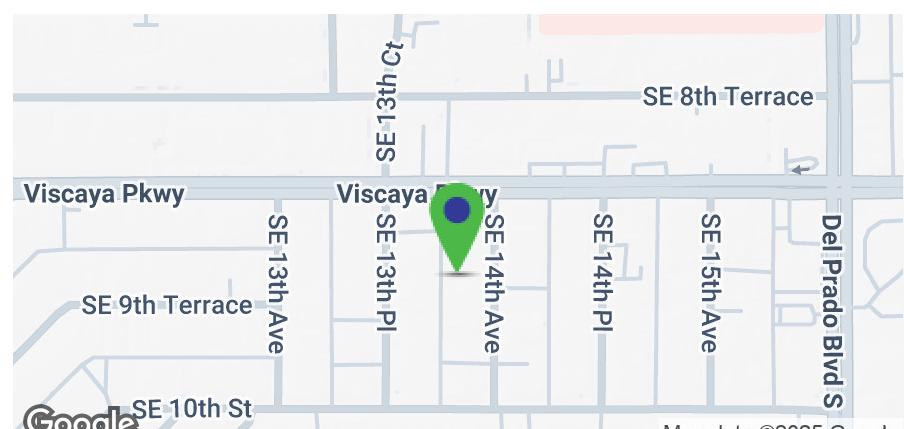
STRAP #:	194424C2007780230
Zoning:	I
Lot Size:	22,500 SF
Building Size:	±4,796 SF
Price / SF:	\$312.76

### DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Population	78,055	182,242	445,921
Total Households	30,732	73,538	190,067
Median Age	46	46	47
Average HH Income	\$85,889	\$87,288	\$87,121

### PROPERTY OVERVIEW

916 SE 14th Ave presents a unique ±4,796 SF industrial opportunity in Cape Coral situated on a rare double lot with a large, fully fenced yard. The property is currently operating as a restaurant, with the ability to be reverted back to an industrial use. The site offers functional loading capability, making it well suited for warehouse, distribution, or service-based users requiring efficient loading and secured outdoor space. The expansive lot provides operational flexibility rarely found in the local industrial market, offering strong appeal for owner-users or businesses seeking room to operate, store equipment, or expand.



**CARLOS ACOSTA, CCIM**

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**CRES Commercial Real Estate Services of SWFL, INC**

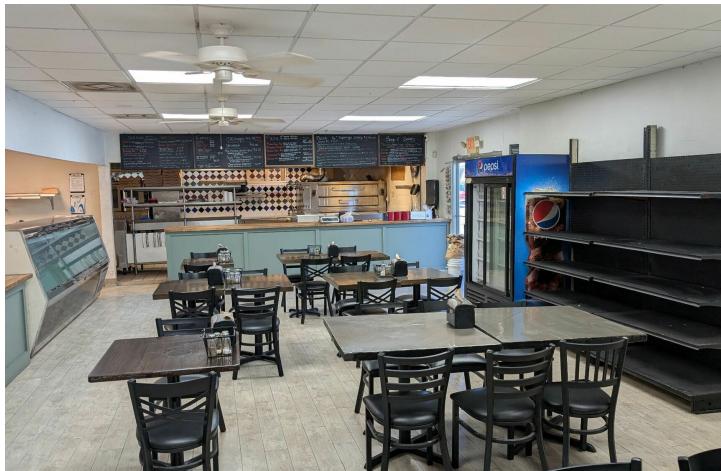
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## Additional Photos



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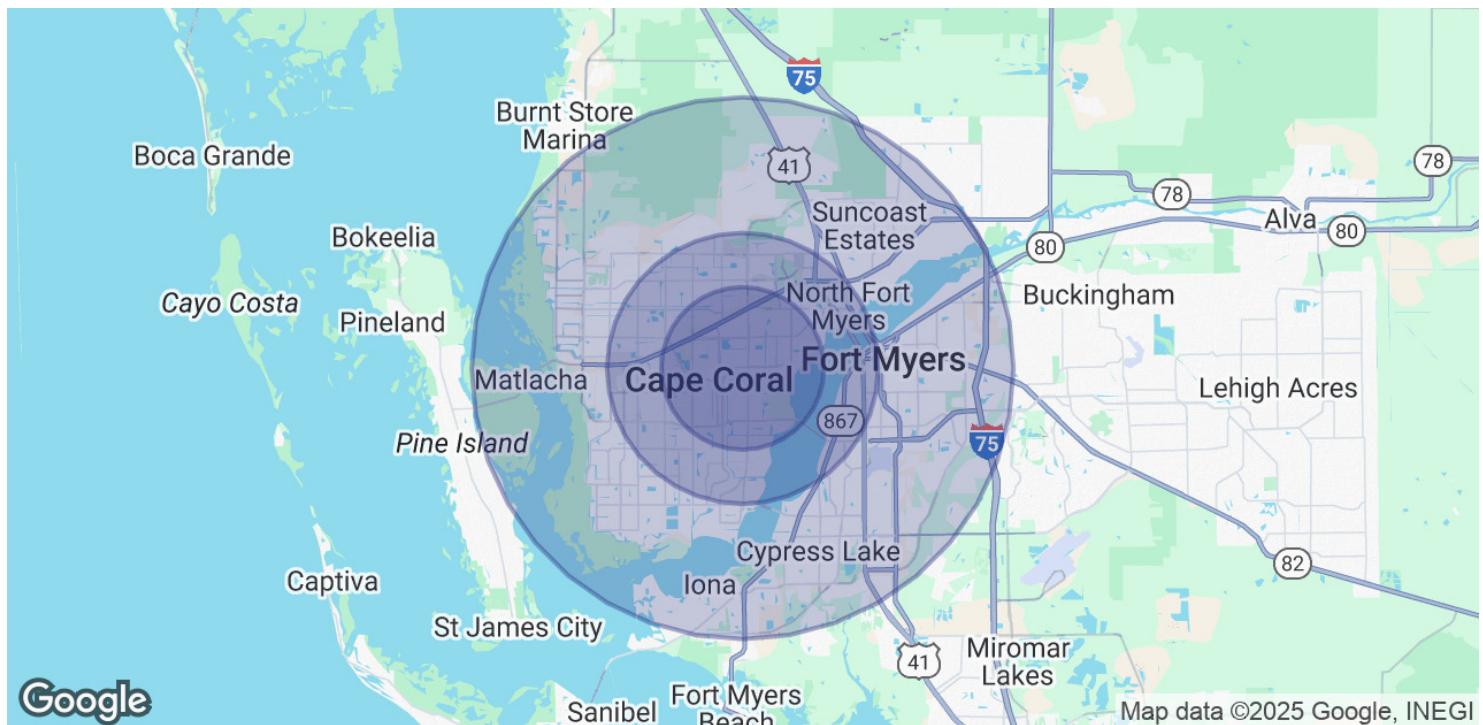
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## Demographics Map & Report



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	78,055	182,242	445,921
Average Age	46	46	47
Average Age (Male)	45	45	47
Average Age (Female)	47	46	48

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	30,732	73,538	190,067
# of Persons per HH	2.5	2.5	2.3
Average HH Income	\$85,889	\$87,288	\$87,121
Average House Value	\$352,635	\$352,004	\$353,666

Demographics data derived from AlphaMap

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