

Join Cali Coffee!

For Lease - 2,400 SF

924 NE Pine Island Road
Cape Coral, FL



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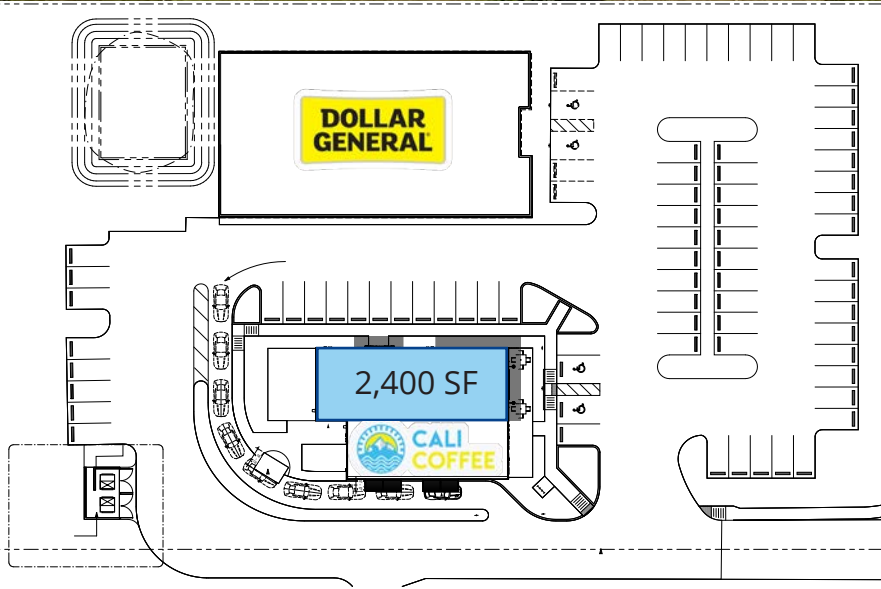
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Accelerating success.

Property Aerial View



56,000 AADT - Pine Island Road

Andalusia Blvd.
7,600 AADT

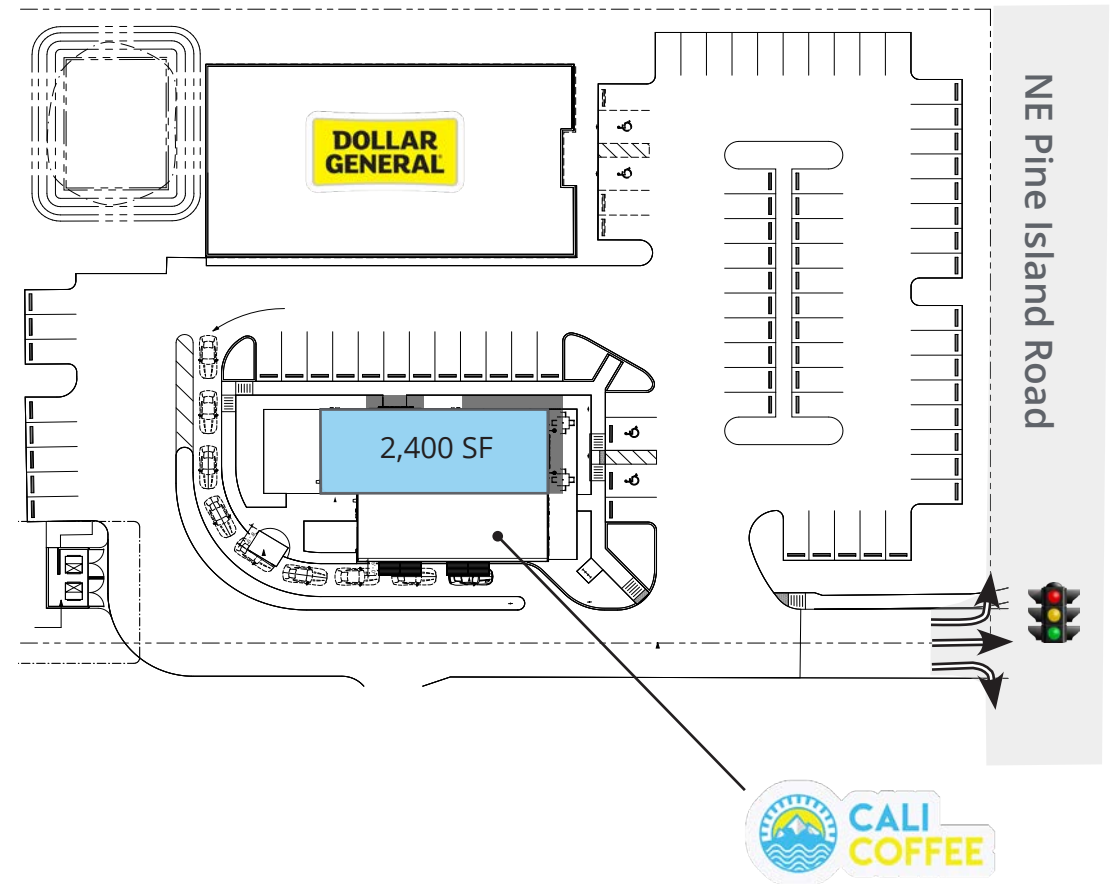
TWIN PEAKS
EATS • DRINKS • SCENIC VIEWS
Coming soon



Property Highlights

The property is strategically situated at the signalized intersection of Pine Island Road and Andalusia Boulevard, with a 56,000 Annual Average Daily Traffic count (AADT), in fast growing Cape Coral, FL. The location offers great exposure and easy access. It is available for lease or ground lease, with flexibility in site design.

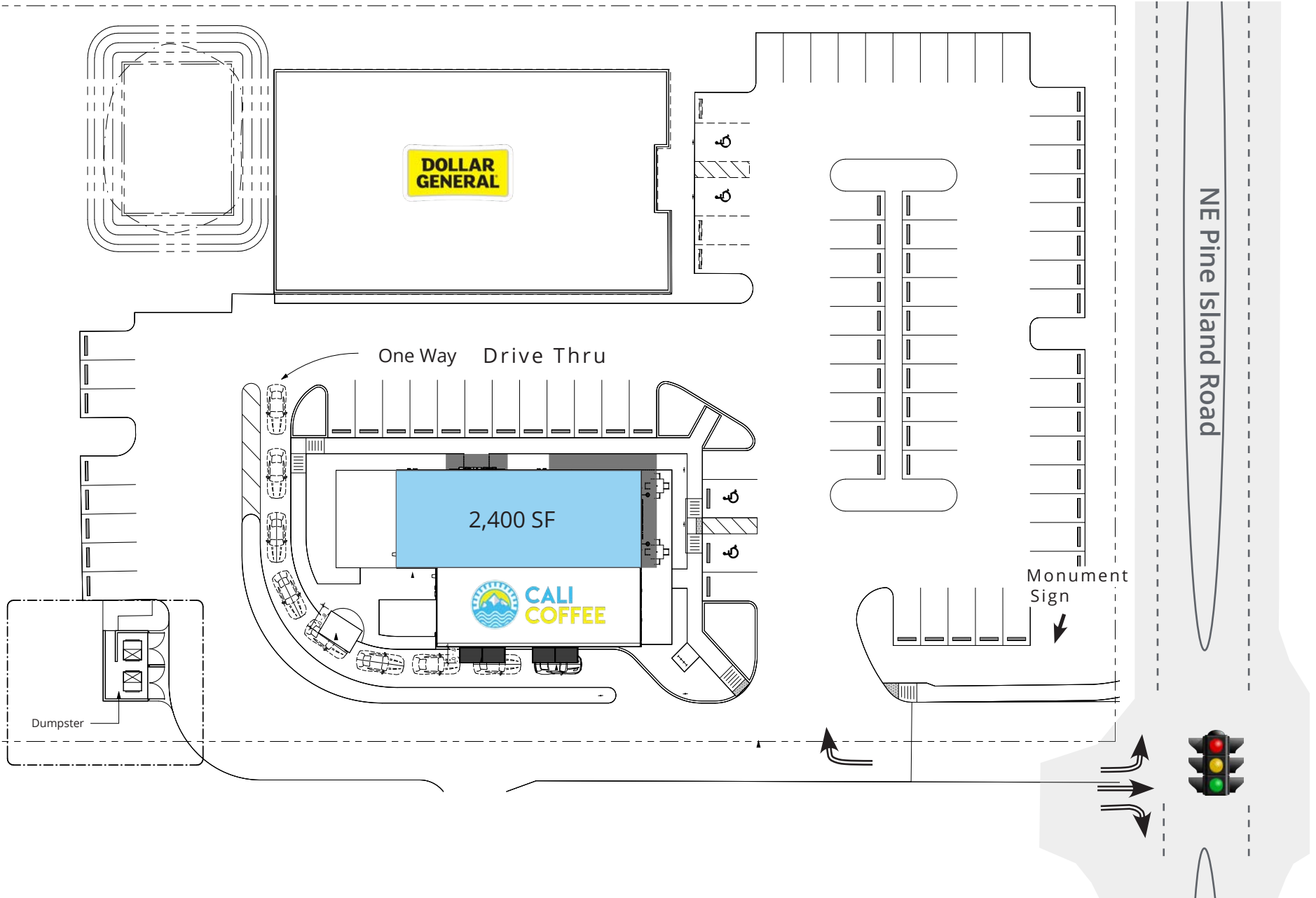
Address	924 NE Pine Island Road Cape Coral, FL 33909
Access	4-way signalized intersection
Total GLA	Up to 3,900 SF
Land Area	1 AC
Zoning	CC
Availability	2,400 SF
Proposed Use	QSR, restaurant, retail, office, medical and service related users
Parking	Ample
Signage	Pylon and building



Leasing Rate:

\$45.00/SF - \$9.50/SF NNN

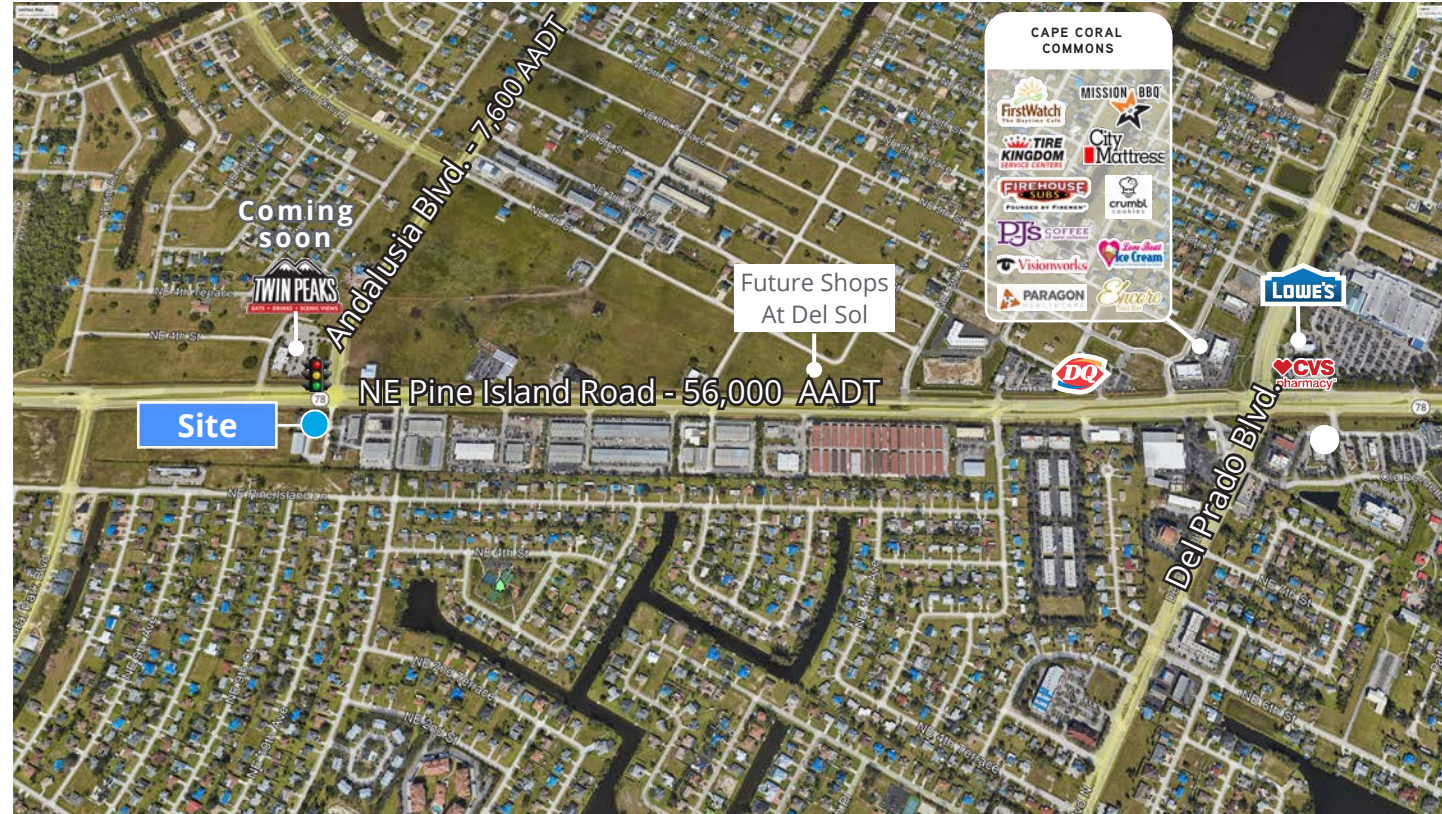
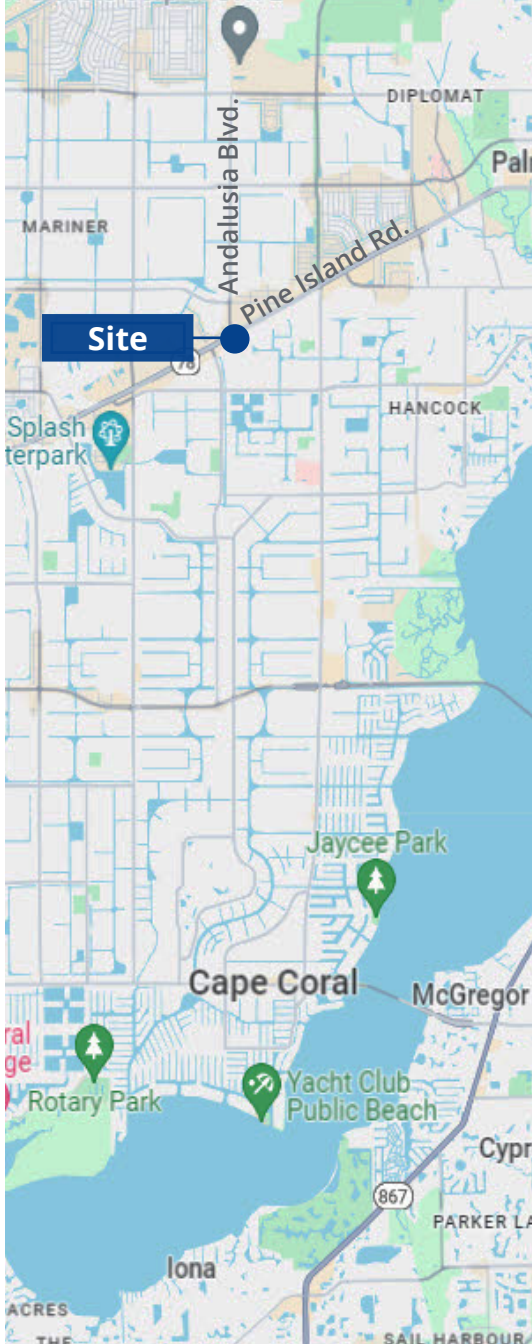
Site Plan



Location

924 NE Pine Island Road, Cape Coral, FL 33909

The property is located in Cape Coral, Lee County, Florida, on the Gulf of Mexico. It is the largest city between Tampa and Miami in both population and area. The city is expected to double its size in the next two decades and is planning the infrastructure needed to support the rapid expansion.



Demographics



Total Population
1-Mile: 8,127
3-Mile: 71,154
5-Mile: 153,825



Median Age
1 Mile: 40.8
3-Mile: 41.3
5-Mile: 43.3



Households
1-Mile: 2,942
3-Mile: 26,905
5-Mile: 59,692

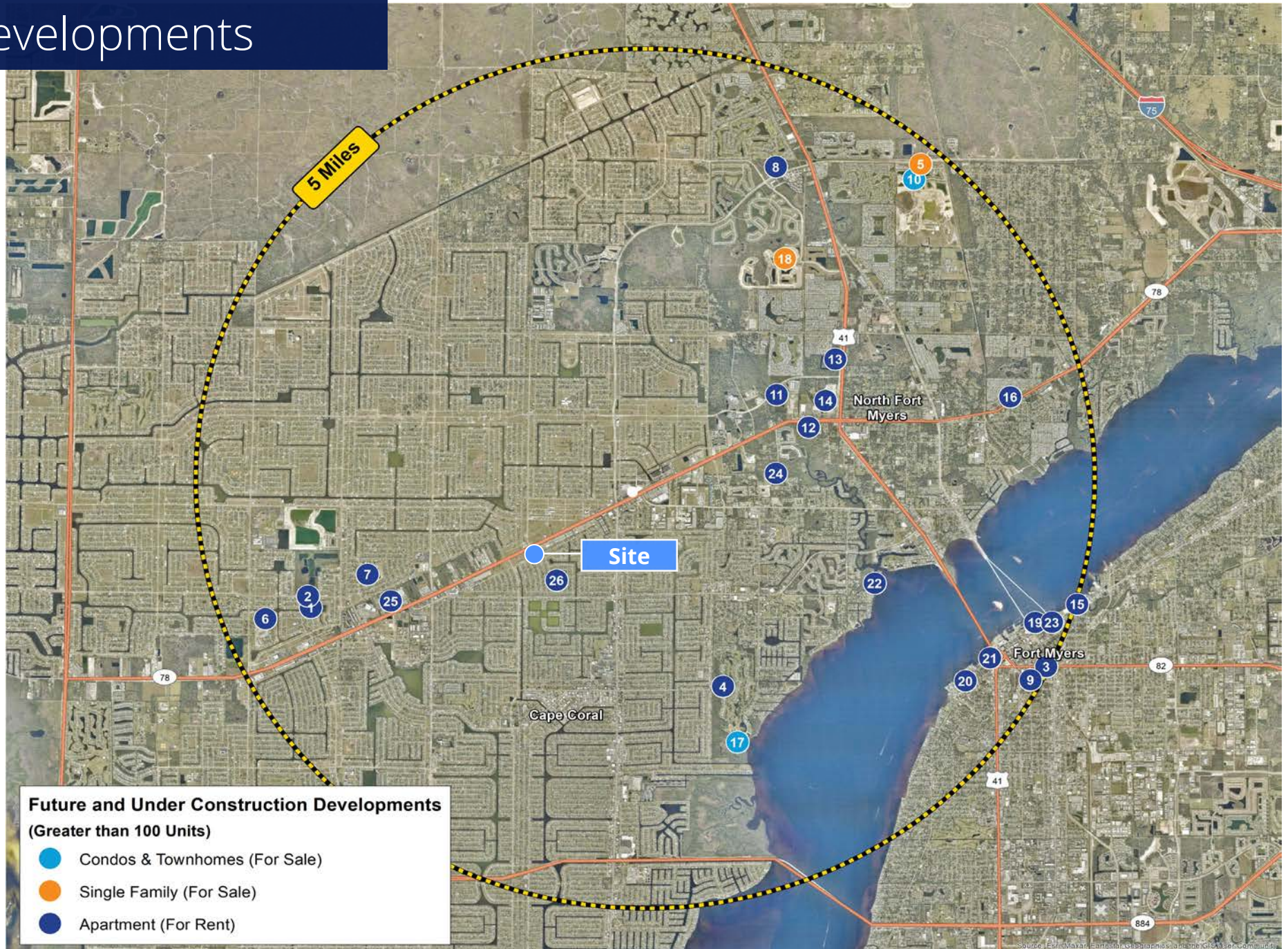


Average HH Income
1 Mile: \$75,640
3-Mile: \$82,672
5-Mile: \$86,526



Population Proj.(23-28)
1-Mile: 2.8%
3-Mile: 3.2%
5-Mile: 4.6%

New Residential Developments



New Residential Developments

Map #	Project Name	Unit Type	Units Under Construction / Planned
1	Embers Lake I	Apartment	690
2	Embers Lake II	Apartment	647
3	Former News Press	Apartment	614
4	Paradise Isles	Apartment	600
5	Crane Landing/SF	Single Family	457
6	The Hadley	Apartment	444
7	Siesta Lakes	Apartment	412
8	3561 De Navarra Parkway	Apartment	402
9	Montage at Midtown	Apartment	321
10	Crane Landing/Att	Duplex	310
11	Solay Cape Coral	Apartment	300
12	Vantage	Apartment	292
13	MIVO North Fort Myers	Apartment	285
14	Merchants Crossing	Apartment	279
15	First Street	Apartment	275
16	Bayshore Pines	Apartment	269
17	Paradise Isles/TH	Townhouse	247
18	Coral Bay	Single Family	244
19	Palmera on the River	Apartment	239
20	Triton Cay II	Apartment	236
21	Vantage Lofts	Apartment	229
22	Moody Landing	Apartment	226
23	Riverfront First Street	Apartment	222
24	Barrett Park	Apartment	200
25	The Club on Pine Island	Apartment	195
26	Cape Vista	Apartment	106
Total units under construction / planned within 5 miles			8,742



Aerial Retail



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