



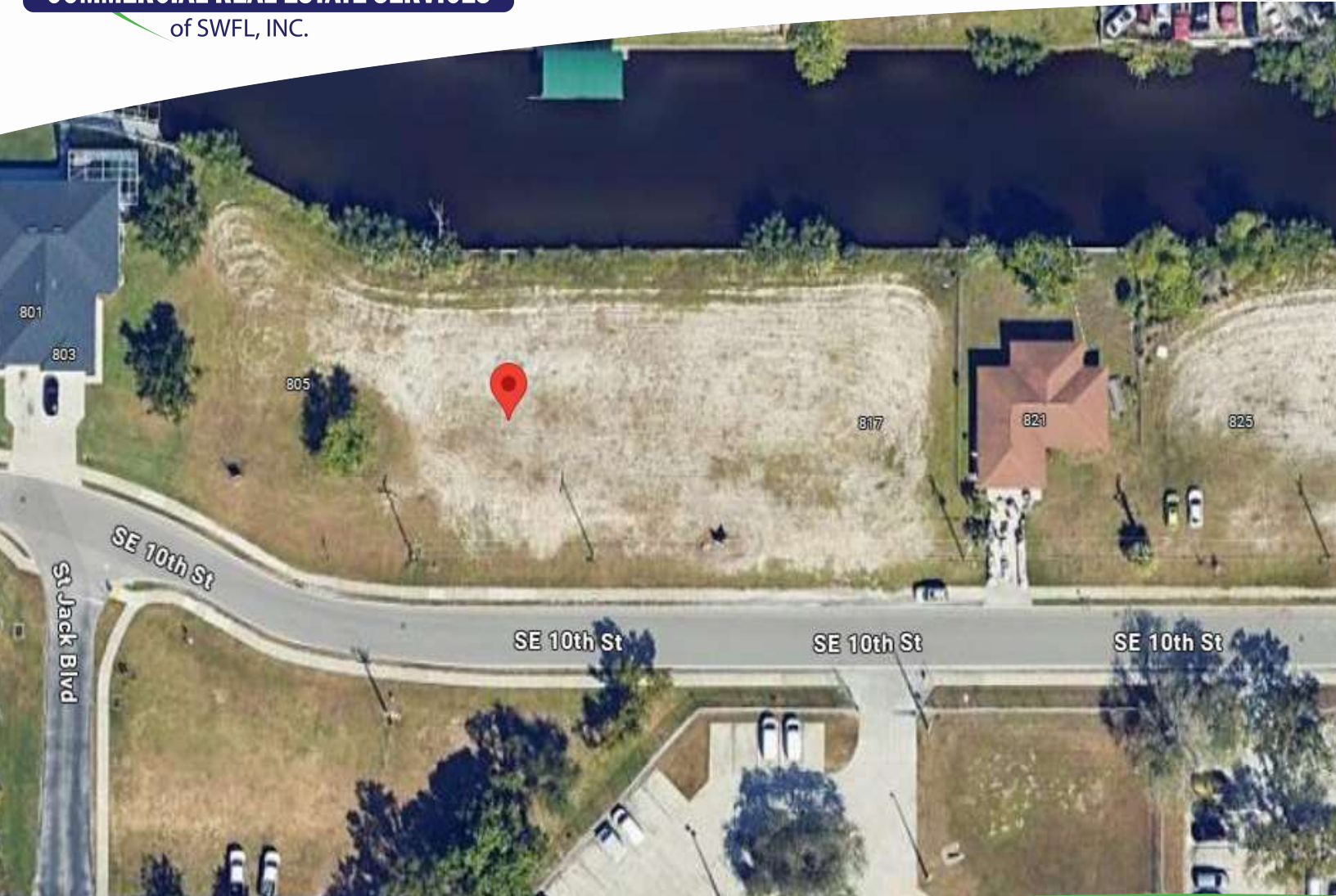
COMMERCIAL REAL ESTATE SERVICES

of SWFL, INC.

CARLOS ACOSTA, CCIM

239.823.0115

cacosta@ccim.net



FOR SALE

809 SOUTHEAST
10TH STREET

CAPE CORAL, FL 33990

809 SOUTHEAST 10TH STREET CAPE CORAL, FL 33990



Ready-to-Build Commercial Plot with Approved Plans

FOR SALE



SALE PRICE **\$750,000**

OFFERING SUMMARY

Lot Size: 1 Acres

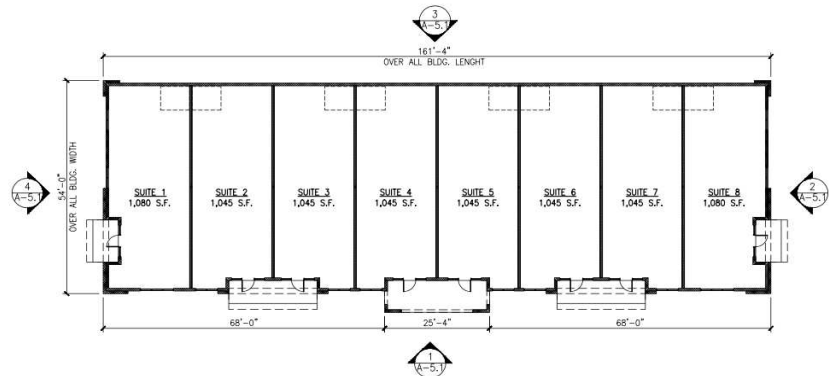
Price / SF: \$17.22

PROPERTY OVERVIEW

Located at 809 SE 10th St., Cape Coral, this property offers a prime development opportunity, complete with city-approved architectural plans for a multi-suite commercial building. With permits in place, this lot is ready for immediate construction—perfect for developers looking to jumpstart their project.

DEMOGRAPHICS

| | 3 MILES | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| Total Population | 82,220 | 182,789 | 447,905 |
| Total Households | 31,773 | 72,170 | 191,021 |
| Median Age | 45 | 45 | 47 |
| Average HH Income | \$85,137 | \$90,624 | \$87,139 |



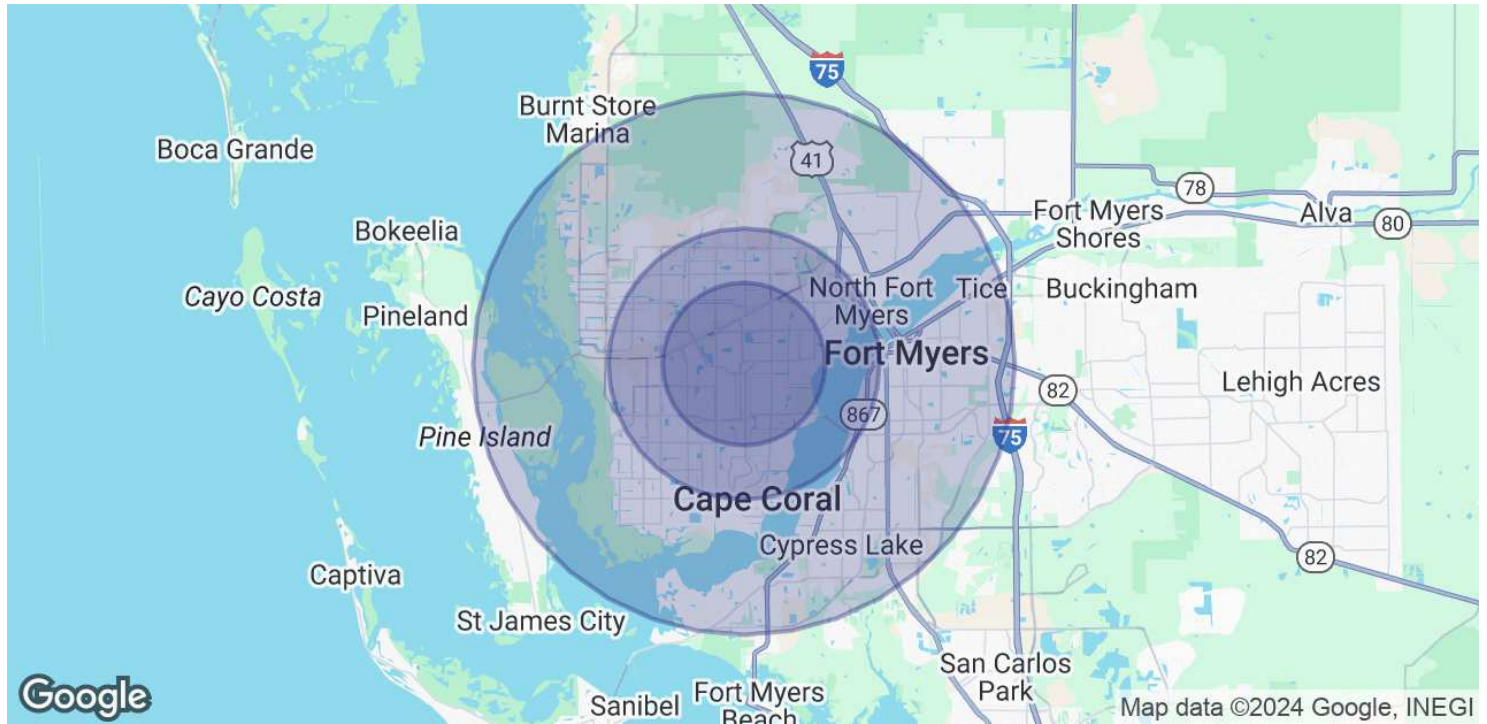
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 cacosta@ccim.net

CRES Commercial Real Estate Services of SWFL, INC
 1490 NE Pine Island Rd Suite 6F • Cape Coral, FL 33909
 239.980.0081 • cresswfl.com

809 SOUTHEAST 10TH STREET CAPE CORAL, FL 33990



Demographics Map & Report



| POPULATION | 3 MILES | 5 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| Total Population | 82,220 | 182,789 | 447,905 |
| Average Age | 45 | 45 | 47 |
| Average Age (Male) | 44 | 44 | 47 |
| Average Age (Female) | 46 | 46 | 48 |

| HOUSEHOLDS & INCOME | 3 MILES | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 31,773 | 72,170 | 191,021 |
| # of Persons per HH | 2.6 | 2.5 | 2.3 |
| Average HH Income | \$85,137 | \$90,624 | \$87,139 |
| Average House Value | \$346,058 | \$366,063 | \$354,436 |

Demographics data derived from AlphaMap