

**SALE**

# 1022 Skyline Boulevard

**1022 SKYLINE BOULEVARD**

Cape Coral, FL 33991

**PRESENTED BY:**

**JOSEPH GULINO**

O: 203.631.3698

joseph.gulino@svn.com

**TIFFANY LUONGO**

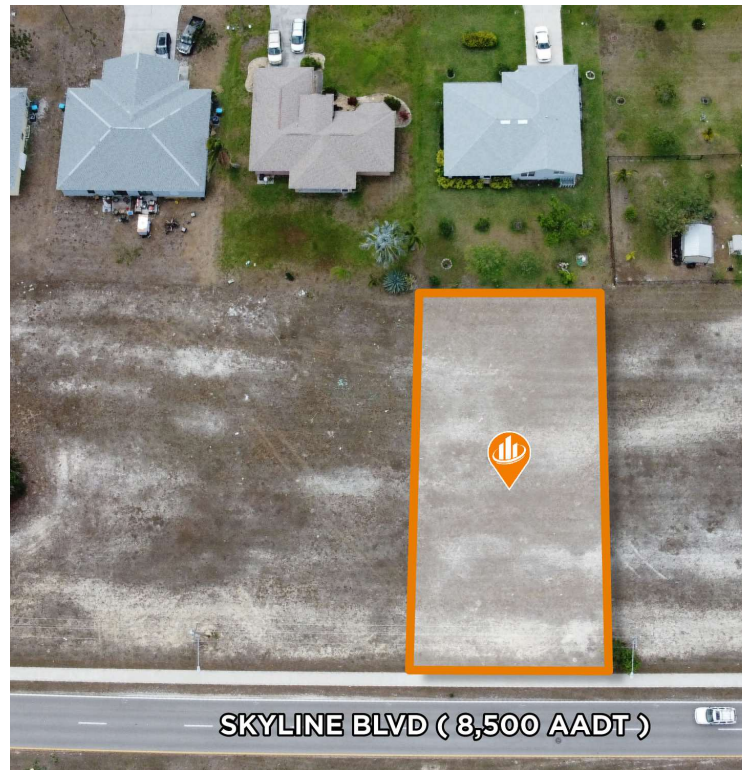
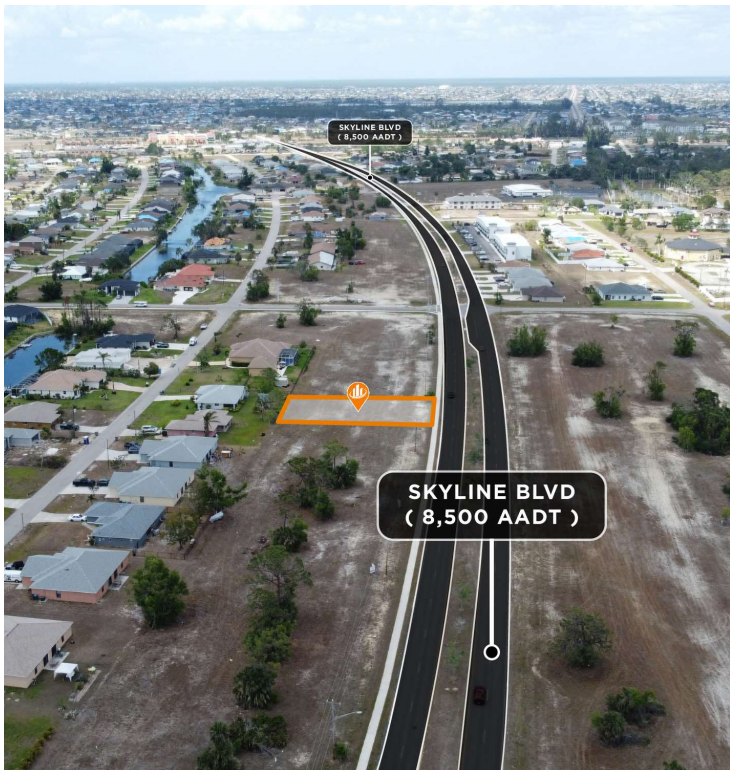
O: 239.707.1700

TiffanyL@SVN.com

**SKYLINE BLVD  
( 8,500 AADT )**



## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$89,000
<b>LOT SIZE:</b>	0.23 Acres
<b>ZONING:</b>	Commercial (C)

## PROPERTY DESCRIPTION

Explore the potential of this 0.23-acre site located on the thriving Skyline Blvd in Cape Coral. This piece of land offers a solid foundation for those looking to bank land for future use, kickstart a small development, or even expand with additional land available to the north. As Skyline Blvd continues to grow with new developments, this site is ideally suited for retail or office spaces that benefit from high visibility and steady traffic. Whether you're looking to invest in growth or start a new project, this location provides the flexibility and opportunity to make it happen.

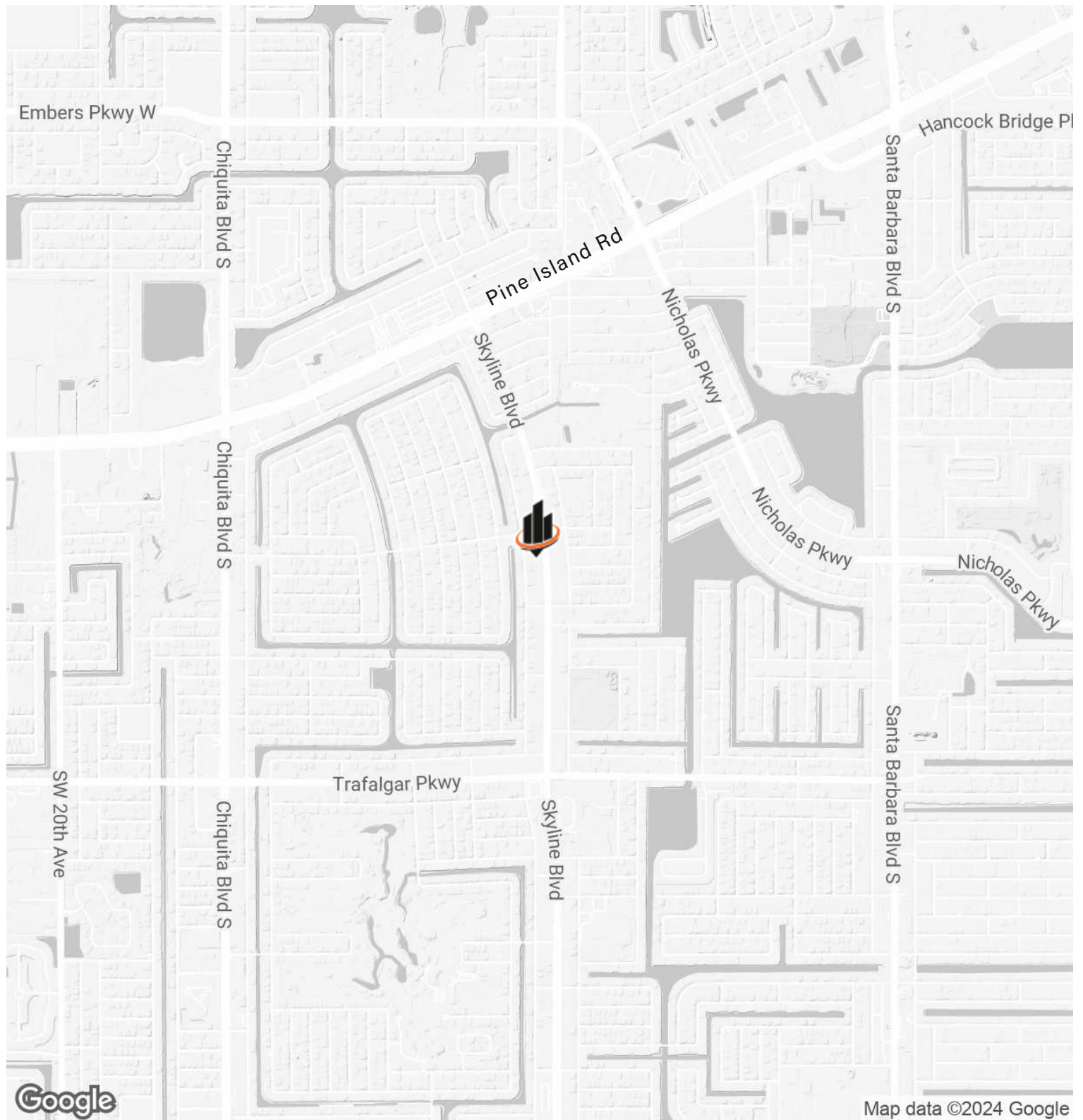
## PROPERTY HIGHLIGHTS

- Mid-Block on Skyline Blvd
- Flexible Development Options
- Growing Commercial Area
- Additional Land Available
- Cape Coral's "C" (Commercial) zoning includes a wide array of uses.

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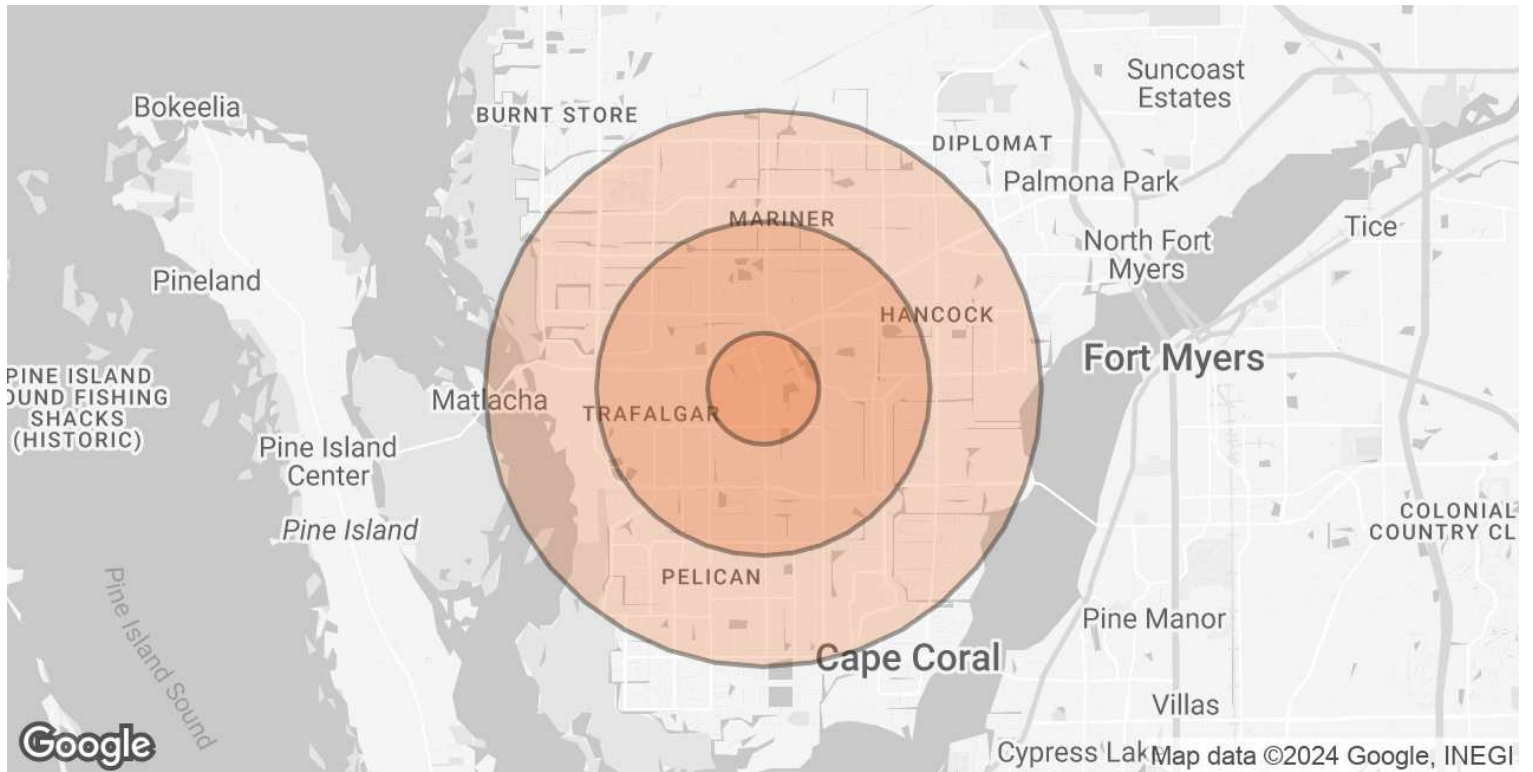
# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL POPULATION</b>	9,141	74,758	173,711
<b>AVERAGE AGE</b>	43	44	45
<b>AVERAGE AGE (MALE)</b>	42	43	44
<b>AVERAGE AGE (FEMALE)</b>	43	44	46
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	3,320	27,947	67,330
<b># OF PERSONS PER HH</b>	2.8	2.7	2.6
<b>AVERAGE HH INCOME</b>	\$83,554	\$88,655	\$91,082
<b>AVERAGE HOUSE VALUE</b>	\$332,274	\$351,067	\$368,418

Demographics data derived from AlphaMap

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