

800-916 NE Pine Island Rd
Cape Coral, FL 33909



LARGE-SCALE INFILL OPPORTUNITY

FOR SALE

\$8,600,000

\$17.00 PSF

11.63 AC (506,464 SF)



High Exposure

±1,235' frontage on Pine Island Rd with strong regional visibility



Development Potential

Ideal for retail, medical, office, automotive, or mixed-use redevelopment



Prime Location

Rare assemblage opportunity within one of Cape Coral's primary commercial corridors



Growing Trade Area

Supported by expanding rooftops and high-income population growth

For more information:

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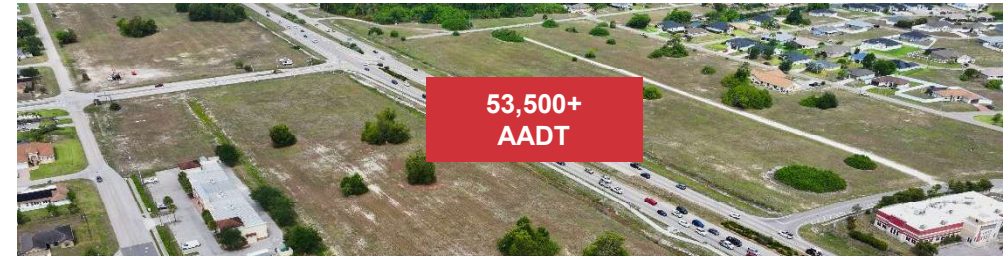
Development Overview

Strategically positioned along Pine Island Road, this rare large-scale assemblage offers exceptional frontage, visibility, and accessibility within one of Cape Coral's primary commercial corridors. Surrounded by national retailers, automotive dealerships, medical users, and dense residential growth, the property is well-suited for retail, automotive, medical, office, and mixed-use redevelopment opportunities in a rapidly expanding trade area.

Market Snapshot (5-mile Radius)

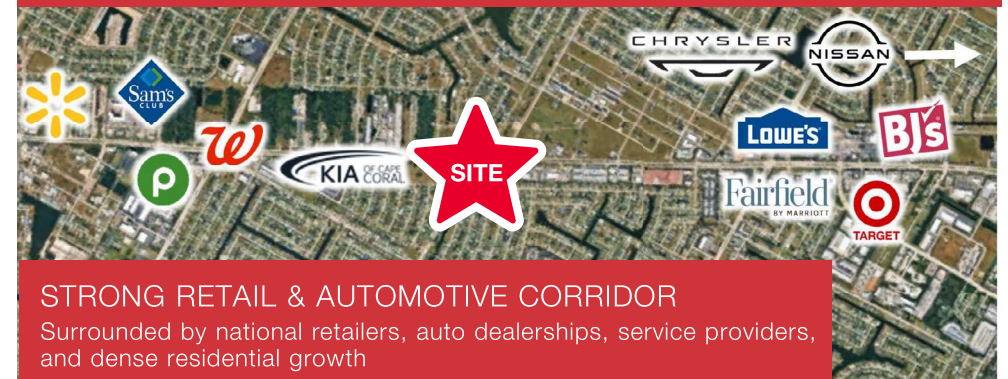
164,567	\$75,646	64,595
POPULATION	MEDIAN HOUSEHOLD INCOME	HOUSEHOLDS

Property Type:	Vacant Commercial Land
Land Area:	11.63 AC (506,464 SF)
Frontage:	±1,235' on NE Pine Island Rd
Zoning:	CC
Future Land Use:	PIRD – Pine Island Road District
Utilities:	In Place
Traffic Counts:	53,500 AADT



Parcel Summary

Address	Parcel #	Size (AC)	Size (SF)
800 NE Pine Island Rd	12-44-23-C3-00001.0000	4.92	214,315
824 NE Pine Island Rd	12-44-23-C3-007J0.0000\	1.98	86,249
902 NE Pine Island Rd	07-44-24-C4-007K0.0000	2.09	91,040
916 NE Pine Island Rd	07-44-24-C4-007L0.0000	1.90	82,764
911 NE Pine Island Ln	07-44-24-C4-03595.0240	0.25	10,890
905 NE Pine Island Ln	07-44-24-C4-03595.0200	0.50	21,780
Total		11.63 AC	506,464 SF



STRONG RETAIL & AUTOMOTIVE CORRIDOR

Surrounded by national retailers, auto dealerships, service providers, and dense residential growth

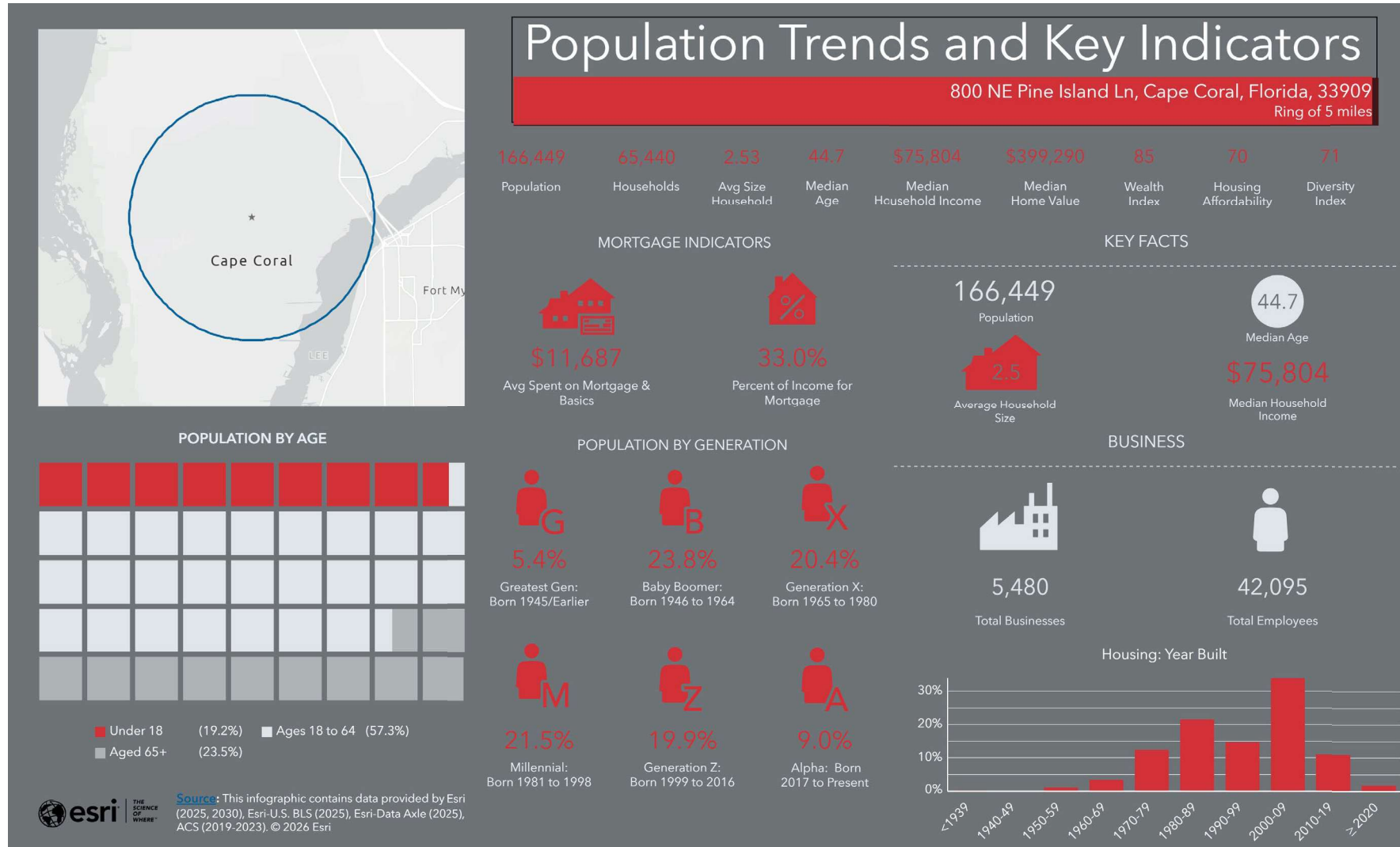


With utilities in place and limited comparable infill sites of this scale, the property is well-positioned for developers, investors, or owner-users seeking to capitalize on continued growth in the Cape Coral market.



NE Pine Island Road is one of Cape Coral's most established and high-traffic commercial corridors, drawing a dense concentration of national retailers, casual and fast-casual dining, big-box anchors, and automotive dealerships that collectively serve the region's rapidly growing consumer base. With an exceptionally low vacancy rate and continued new development filling remaining parcels, NE Pine Island Road reflects the confidence that national operators have placed in Cape Coral's long-term growth trajectory.

US-41:	± 4 Miles
Edison Bridge:	11.63 AC (506,464 SF)
Downtown Cape Coral:	± 7 Miles
Cape Coral Pkwy:	± 8 Miles
I-75:	± 10 Miles
RSW:	± 23 Miles





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