

# 4707 PINE ISLAND RD NW MATLACHA, FL 33993



## Freestanding Commercial Building Along Pine Island Road

FOR SALE



**SALE PRICE:** **\$893,000.00**

### OFFERING SUMMARY

STRAP #: 24442202000000230  
 Total Available SF: 1,838 SF  
 Lot Size: ±14,400 SF  
 Zoning: C-1  
 Price / SF: \$485.85

### DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Population	9,539	56,485	225,066
Total Households	4,035	21,943	90,566
Median Age	50	46	47
Average HH Income	\$111,690	\$99,582	\$93,837

### PROPERTY OVERVIEW

4707 Pine Island Rd N offers a ±1,838 SF commercial building available for lease along the Pine Island Road corridor in Matlacha. Situated on a ±14,400 SF parcel and zoned C-1 (Commercial), the property allows for a variety of retail, service, and commercial uses. The site benefits from strong visibility and accessibility along Pine Island Road, making it well suited for businesses seeking a functional commercial location in the Matlacha / Pine Island market.



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CRES Commercial Real Estate Services of SWFL, INC  
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Additional Photos



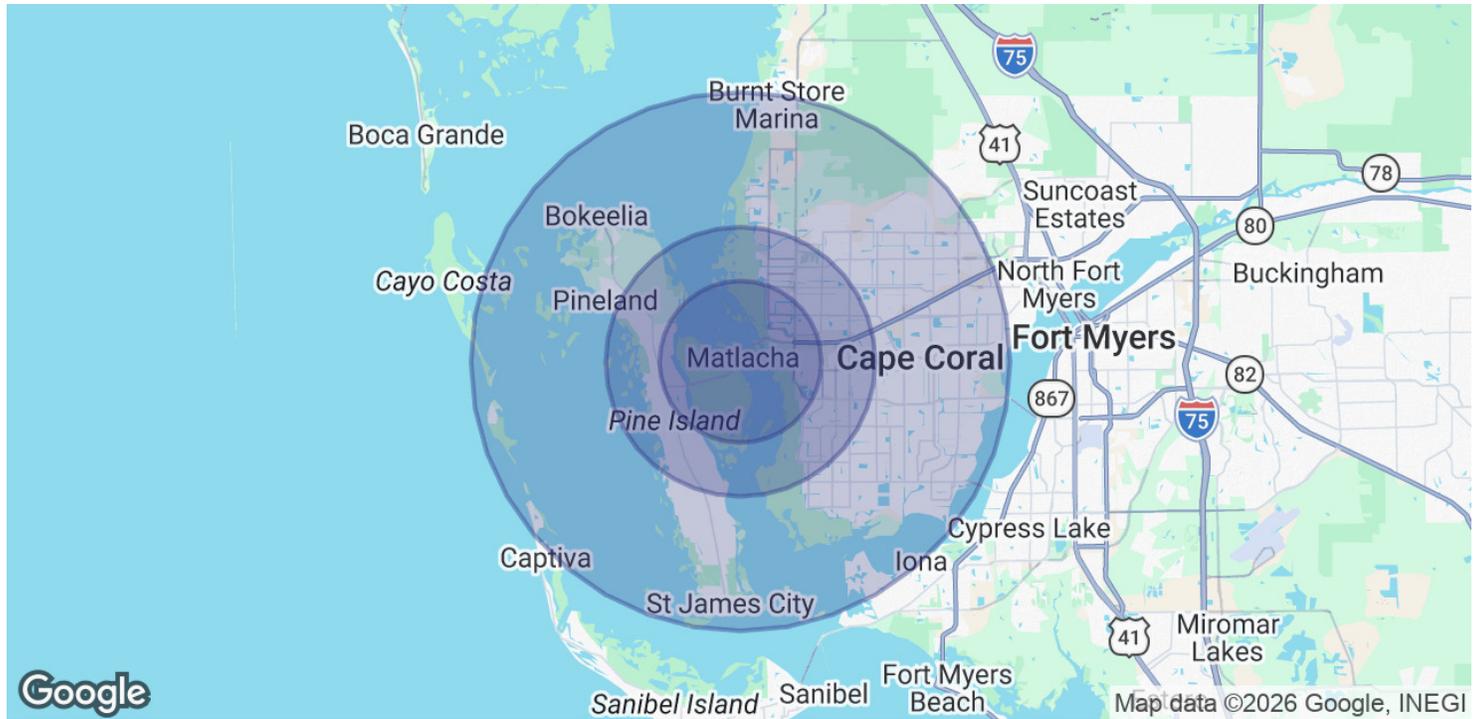
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## Demographics Map & Report



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	9,539	56,485	225,066
Average Age	50	46	47
Average Age (Male)	50	46	46
Average Age (Female)	50	46	47

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	4,035	21,943	90,566
# of Persons per HH	2.4	2.6	2.5
Average HH Income	\$111,690	\$99,582	\$93,837
Average House Value	\$474,260	\$419,294	\$390,289

Demographics data derived from AlphaMap