

131 SW 16TH PL CAPE CORAL, FL 33991



Double Commercial Lot Offering $\pm 20,000$ SF



SALE PRICE

\$119,900

OFFERING SUMMARY

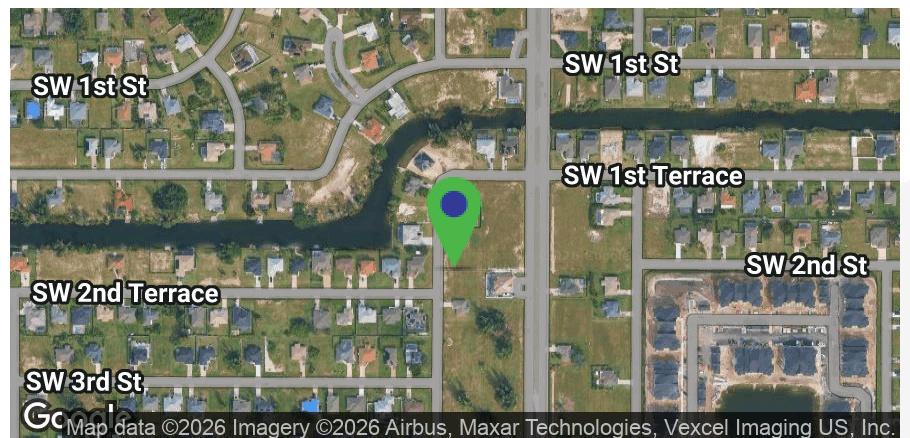
STRAP #: 164423C2036800230
Lot Size: 19,999 SF
Zoning: C (Commercial)
Price / SF: \$6.00

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Population	59,392	142,381	349,157
Total Households	21,473	53,255	148,669
Median Age	43	43	48
Average HH Income	\$93,145	\$90,657	\$88,801

PROPERTY OVERVIEW

This double commercial lot totals $\pm 20,000$ SF (± 0.46 acres) and sits in a steadily growing commercial corridor of Cape Coral. With flexible commercial zoning and a wide range of potential uses, the property is ideal for an owner-user or investor seeking a well-located development site. Located directly off Chiquita Boulevard and just moments from Pine Island Road, the site is surrounded by steady commercial activity and offers a strong opportunity for long-term growth or new construction.



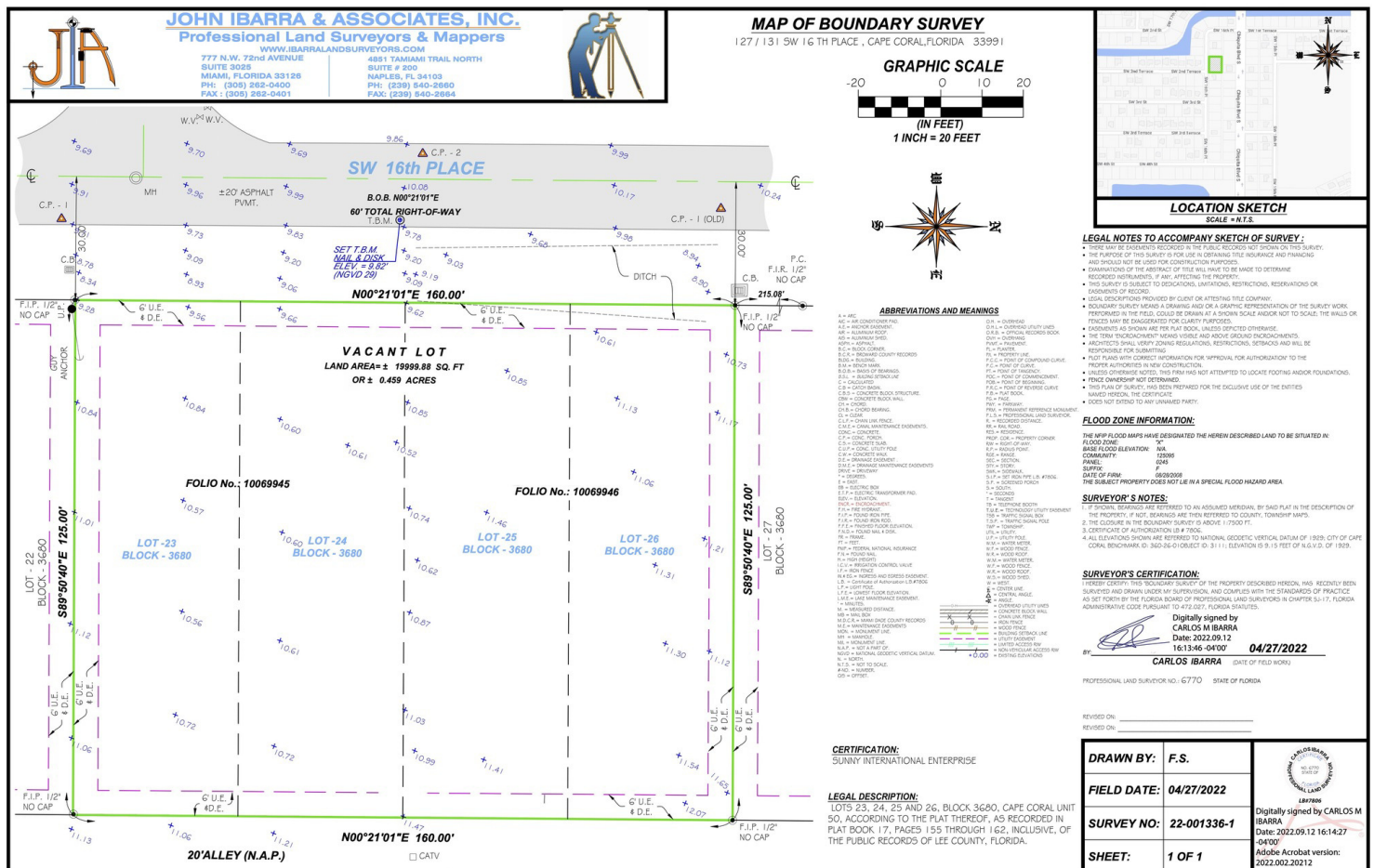
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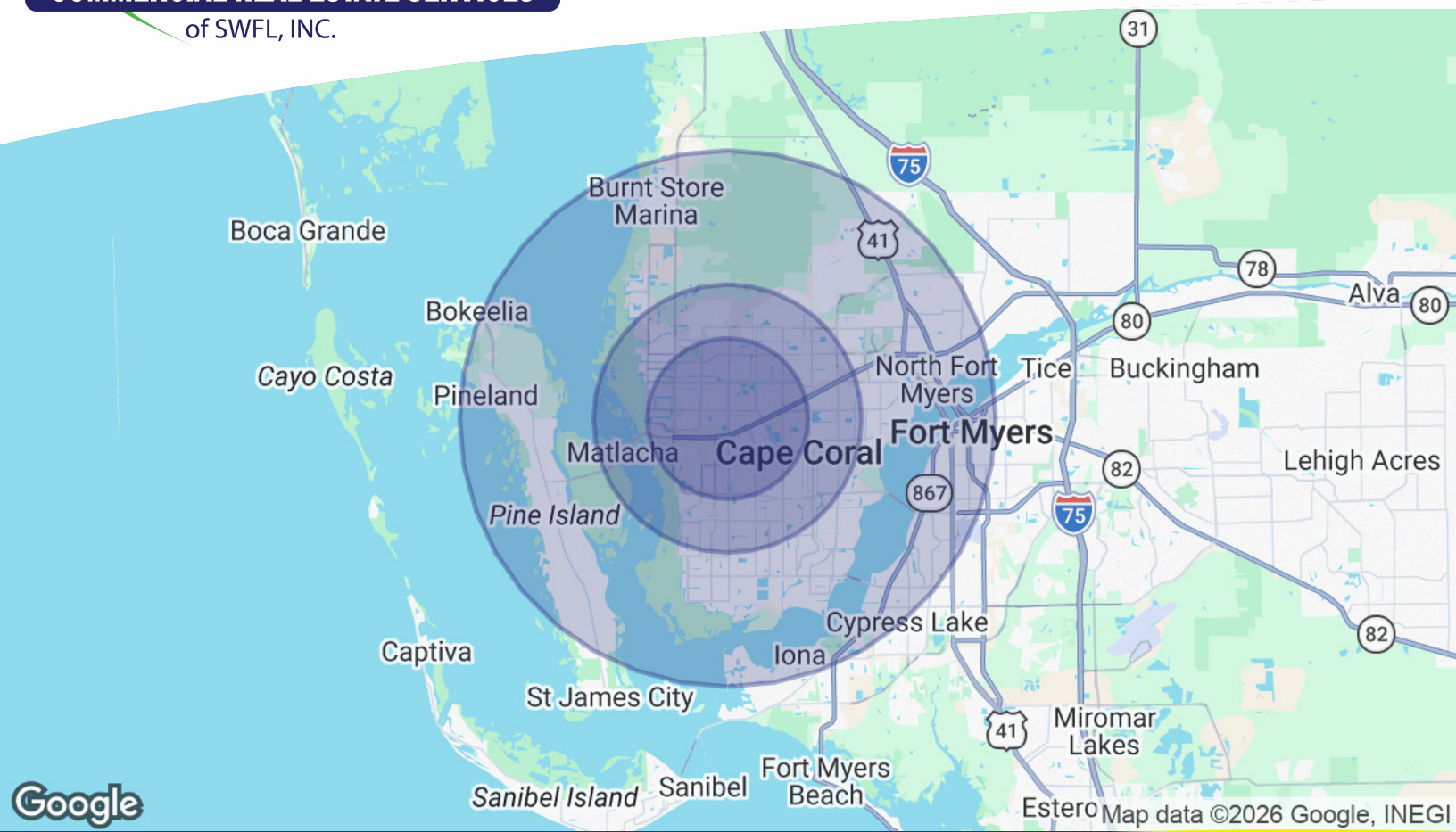
CRES Commercial Real Estate Services of SWFL, INC
1490 NE Pine Island Rd Suite 6F • Cape Coral, FL 33909
239.980.0081 • cresswfl.com

The logo for CRES Commercial Real Estate Services of SWFL, INC. features a stylized green graphic of three vertical bars of increasing height, with a green swoosh underneath. To the right of the graphic, the word "CRES" is written in a large, dark blue serif font. Below "CRES", the words "COMMERCIAL REAL ESTATE SERVICES" are written in a white, bold, sans-serif font inside a dark blue rectangular box. At the bottom, the words "of SWFL, INC." are written in a smaller, dark blue serif font.

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DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
Total population	59,392	142,381	349,157
Median age	43	43	48
Median age (male)	42	43	47
Median age (Female)	43	44	48
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	21,473	53,255	148,669
# of persons per HH	2.8	2.7	2.3
Average HH income	\$93,145	\$90,657	\$88,801
Average house value	\$359,251	\$357,530	\$369,392

* Demographic data derived from 2020 ACS - US Census