

# 1.38 ± (WITH OPTION 2.53) ACRE COMMERCIAL SITE

480' ± (WITH OPTION 880') FRONTAGE ON SKYLINE BLVD

## FOR SALE

924,930,938 SKYLINE BOULEVARD, CAPE CORAL, FL 33991



- PRICE:** \$564,000 @ \$9.40 PSF or \$409,464/Acre
- SIZE:** 1.38± (60,000± SF) – 125' x 400'
- LOCATION:** 0.75 ± miles south of Pine Island Road at the NW corner of NW 10th Street
- ZONING:** C - Commercial (City of Cape Coral) [Click here for zoning uses](#)
- LAND USE:** CP - Commercial Professional
- UTILITIES:** Water & Sewer (Buyer to assume balance of assessments, approx. \$25,206)
- FLOOD ZONE:** X [Click here for description](#)
- PARCEL ID:** 22-44-23-C2-04486.0210/0240/0270

This 1.38± acre commercial site offers 480' of prime frontage, with rear alley access, along Skyline Boulevard, with 23,000 AADT for maximum visibility. Zoned C (Commercial), this property is ideally suited for a variety of developments, including retail, medical, office, or mixed-use projects. Strategically located ½ mile south of SW Pine Island Boulevard, this site offers excellent accessibility and convenience, with proximity to major businesses such as Farmer Joe's, Publix, Carrabba's, Bonefish Grill, USPS, self-storage facilities, fitness centers, gas stations, and multiple restaurants.

### CONTACT

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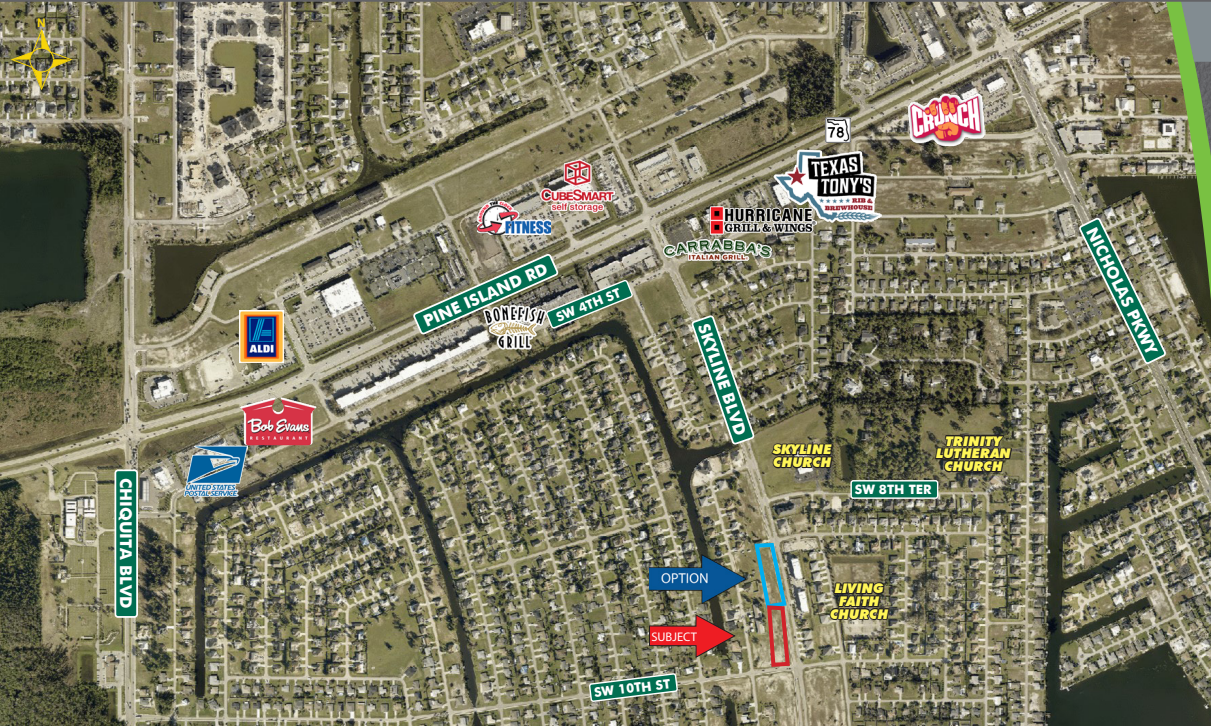
## FOR SALE

902, 906, 910, 914 & 918 SKYLINE BOULEVARD, CAPE CORAL, FL 33991



### HIGHLIGHTS

- 400' ± (or 880') frontage on Skyline Blvd, ½ mile south of SW Pine Island Blvd
- Zoned C (Commercial)
- Near Publix, Farmer Joe's, USPS, and restaurants
- Convenient access to major thoroughfares  
Ideal for retail, office, or medical use
- Adjacent 1.15 acre is also available, making total 2.53-acre corner lot.



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2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	8,601	72,877	176,421
EST. HOUSEHOLDS	3,315	27,362	69,045
EST. MEDIAN HOUSEHOLD INCOME	\$75,795	\$77,808	\$78,072
TRAFFIC COUNTS (2024)	23,000 AADT		

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11/13/25