

RE/MAX COMMERCIAL[®] RE/MAX TREND

NEW CONSTRUCTION: ESTIMATED COMPLETION DATE Q1 2025

FOR SALE OR LEASE RETAIL/MEDICAL OFFICE BUILDING



122 Chiquita Blvd S, Cape Coral, FL 33991

10,400 SF Building Offered at \$5,200,000

3 Year Minimum Lease / 3% Annual Increases / NNN

AVAILABLE SPACE	LEASE RATE	CAM	SALES TAX
1,014-8,124 SF	\$35-40 PSF	\$4-6 PSF	2.5%

Opportunity awaits to negotiate buildout for Retail/Medical Office building that is currently in final stages of permitting. Strategically located alongside the Pine Island Corridor which is exploding with new residential, mixed use and commercial development. With commercial zoning limited in Cape Coral, this 2,400 acre corridor is emerging as the new “main street” for future generations.

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122 Chiquita Blvd S., Cape Coral, FL 33991

STRAP: 16-44-23-C2-03680.0330

Buildout Negotiable

.92 Acres with irrigation

City Water and Sewer

High Traffic Location 13200 AADT

ZONING: C

No Flood Zone

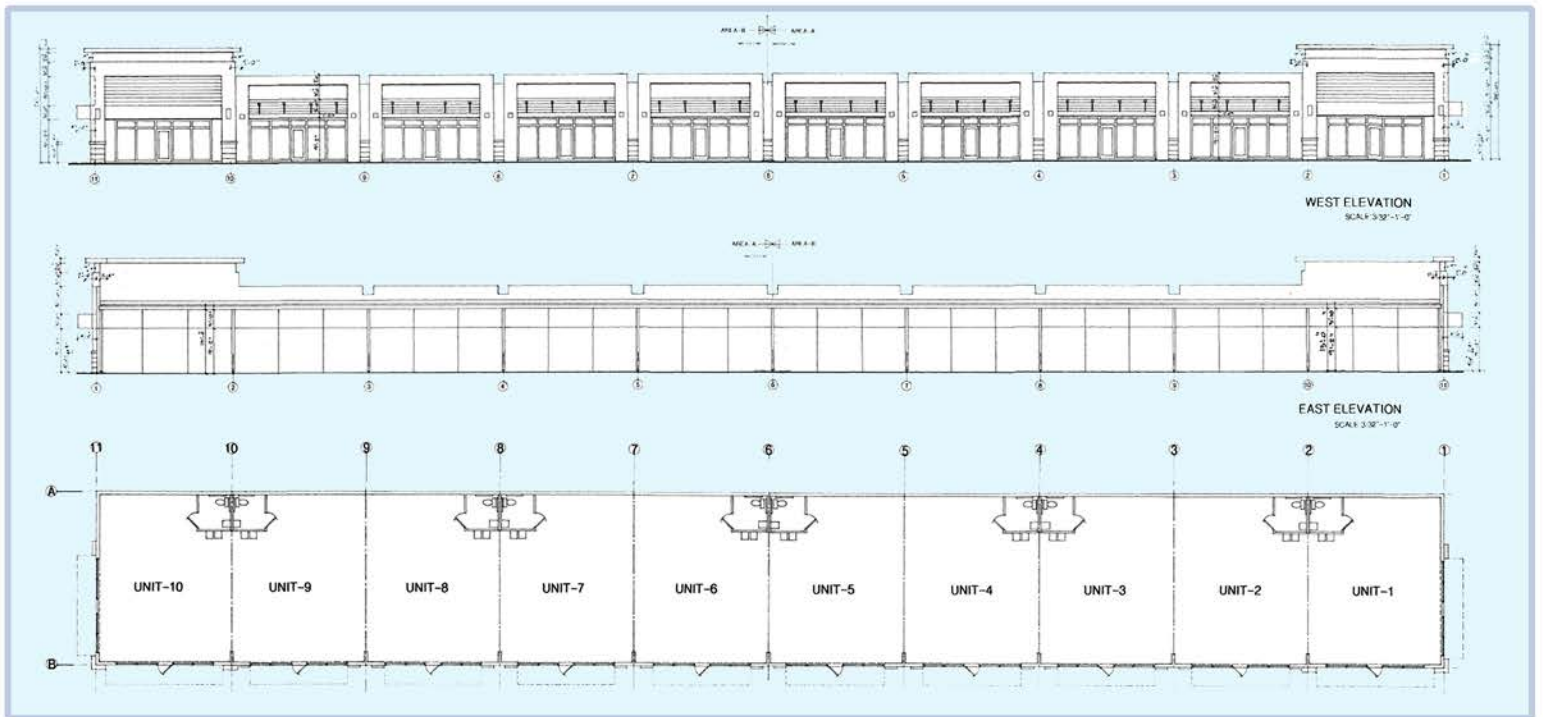
Impact Windows

CBS Construction

Concrete Roof

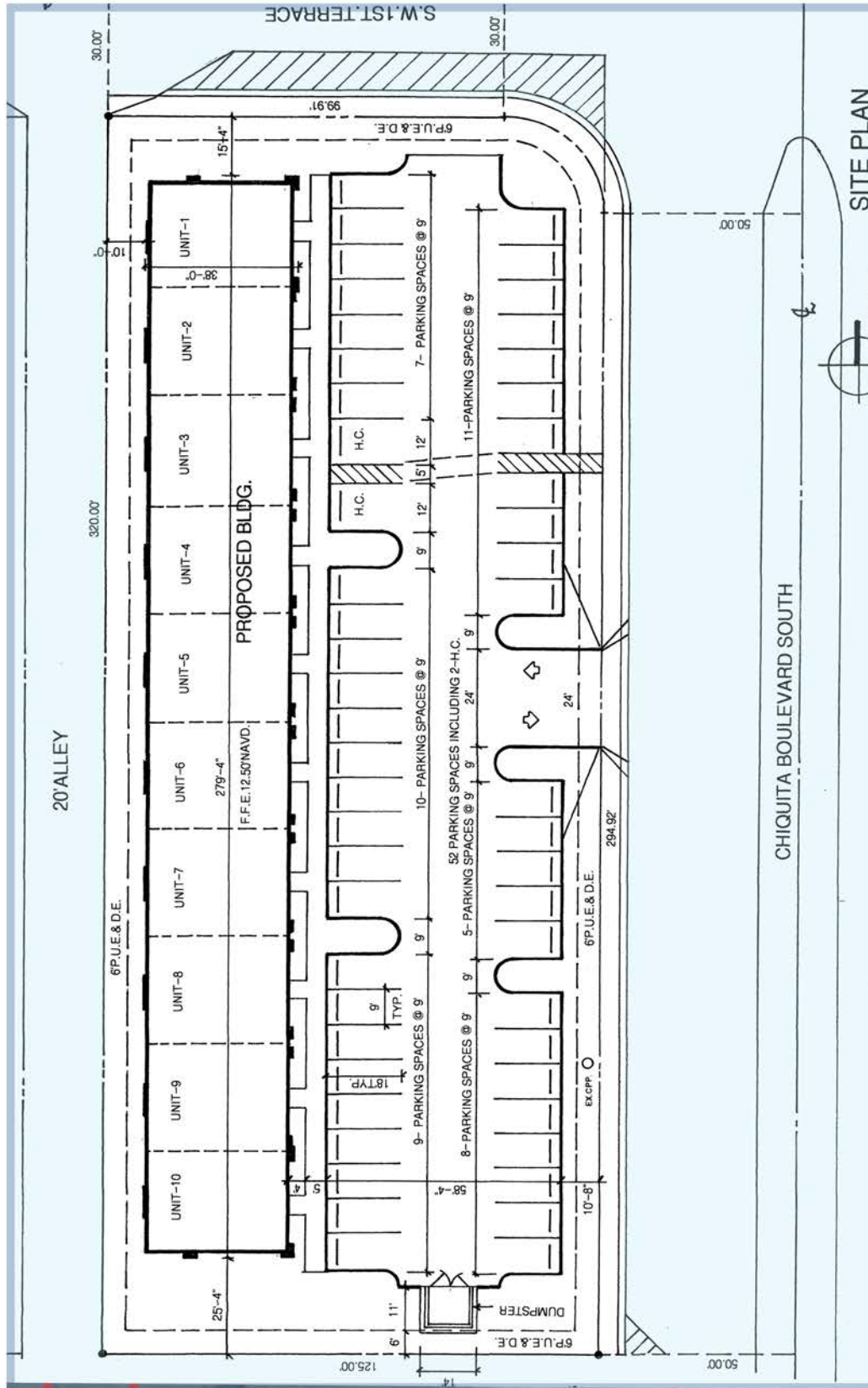
ESFR Sprinkler System

52 Parking Spaces Including 2 HC



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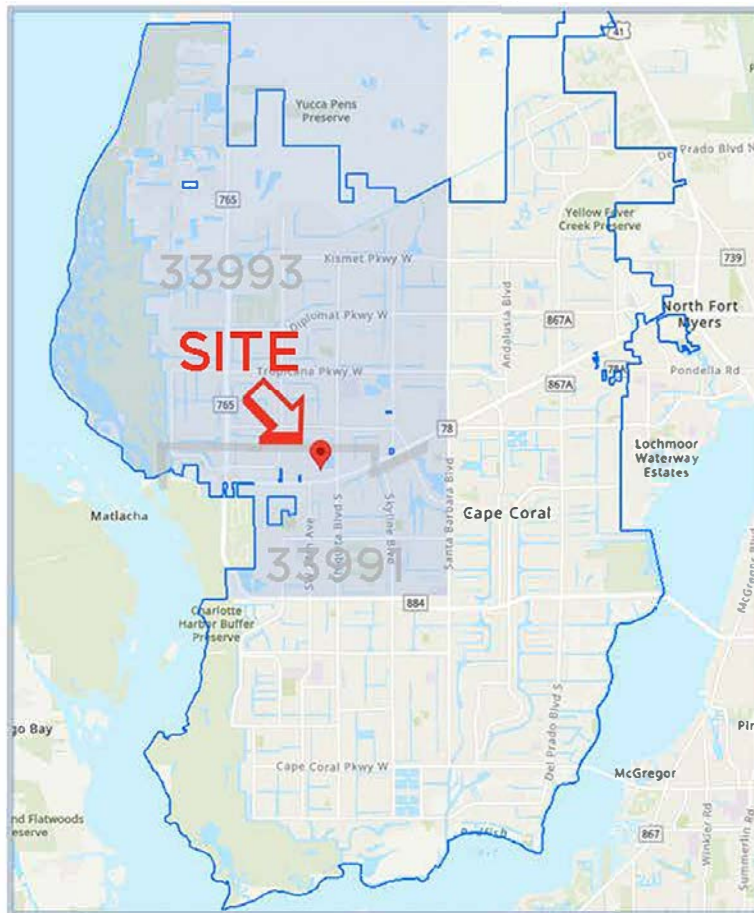
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Area Demographics: Cape Coral 33991 and 33993



Estimated Population of 33991 and 33993: 53,401

Population Growth of this area (since 2010): 27.9%

Population Density 33991: 1727 ppl/mile

Population Density 33993: 558 ppl/mile

Median Age: 43.4

Avg Household Income: \$72,632

Current Population of Cape Coral: 212,000

Projected Population of Cape Coral by 2100: 450,000

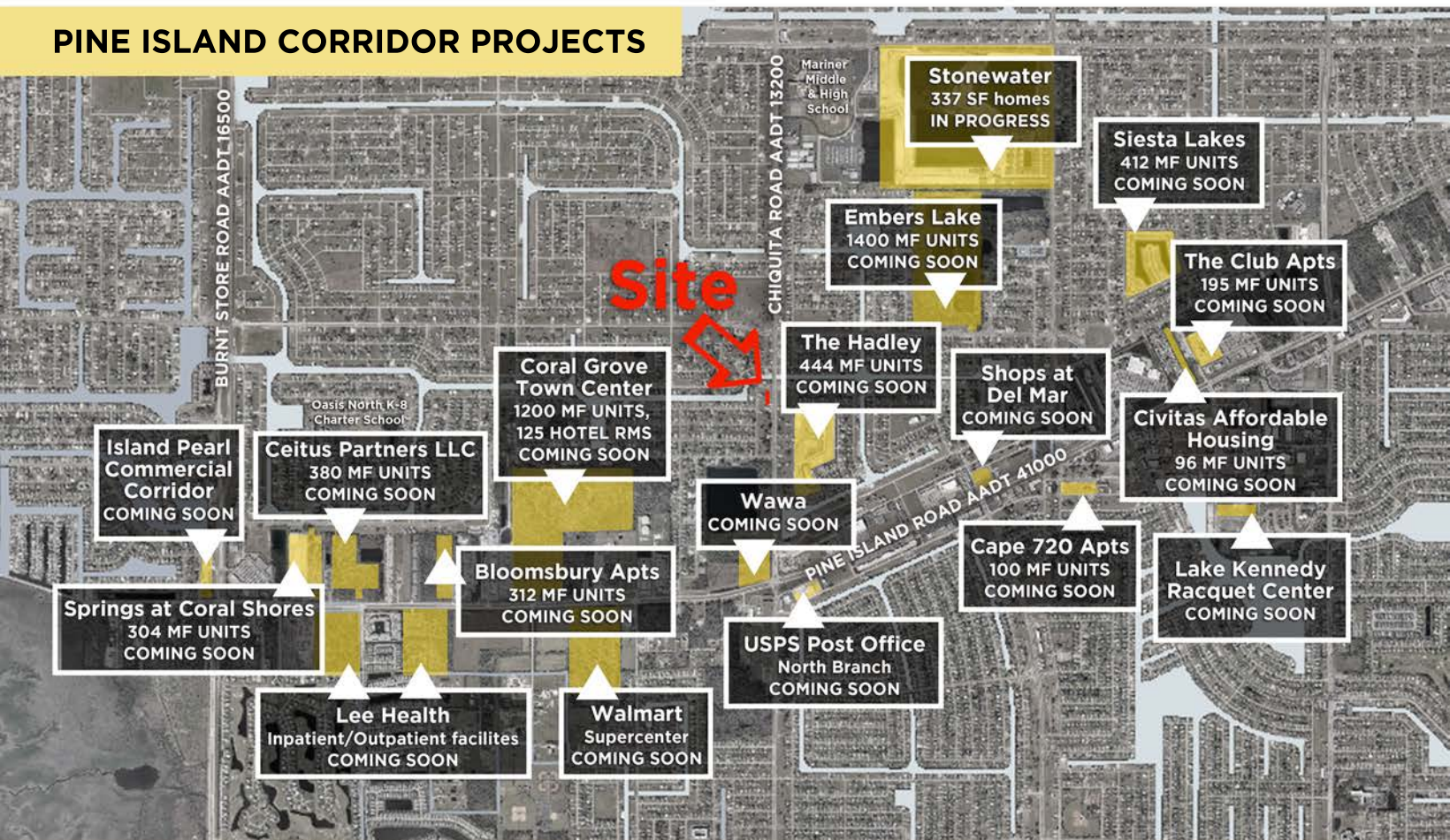
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This exceptional property is strategically located in one of America's fastest-growing neighborhoods in Cape Coral, Florida.

Located minutes from the Pine Island corridor exploding with residential and commercial growth, this property provides for the ability to deliver the essential medical service needs already in high demand in the region. The dramatic increase in household growth within this region of the city also makes for a hotbed of business opportunity through expansion of retail and commercial needs and development as the city of Cape Coral continues its march of national leading growth.

PINE ISLAND CORRIDOR PROJECTS



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