



# For Sale

515-523 Cape Coral Parkway

515 Cape Coral Parkway West, Cape Coral, FL 33914



## PROPERTY SUMMARY

Introducing an exceptional opportunity for investors - a prime 11,340 SF building located in the coveted Cape Coral area. This impressive property boasts a strategic location in a bustling commercial hub, offering a valuable investment in a high-demand market. With versatile, well-designed spaces and state-of-the-art facilities, the building is perfectly positioned to meet the needs of medical users. The property's prominent visibility and accessibility make it an ideal choice for office or office building investors seeking a lucrative addition to their

## PROPERTY HIGHLIGHTS

- Strategic location in bustling commercial hub
- 11,340 SF of versatile, well-designed space
- May be purchased individually or as part of a 4-building and medical practice portfolio
- Prominent visibility and accessibility

### Asking Price

Call for Details

### Site Size

0.67 Acres

### Building Size

11,340 SF

### Zoned

C-1

### Net Operating Income

28

Medical Practice



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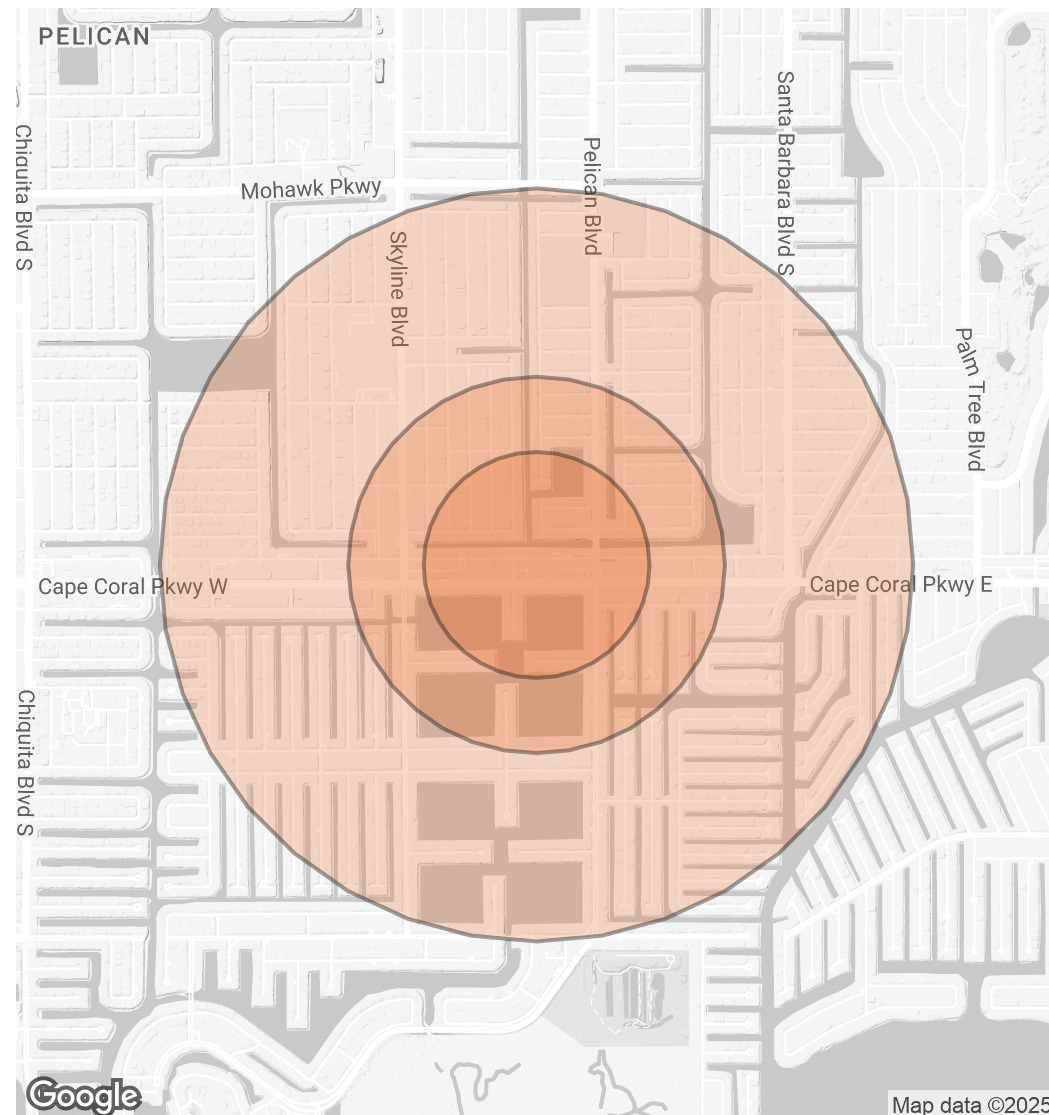
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	567	2,812	10,402
<b>AVERAGE AGE</b>	48	48	50
<b>AVERAGE AGE (MALE)</b>	47	48	50
<b>AVERAGE AGE (FEMALE)</b>	49	49	51
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	248	1,261	4,779
<b># OF PERSONS PER HH</b>	2.3	2.2	2.2
<b>AVERAGE HH INCOME</b>	\$86,559	\$86,358	\$92,940
<b>AVERAGE HOUSE VALUE</b>	\$419,254	\$418,956	\$444,345

Demographics data derived from AlphaMap



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