



OFFERING MEMORANDUM

AVAILABLE FOR SALE

MULTI USE OPPORTUNITY

1434, 1438, 1442 SOUTHWEST 4th STREET, CAPE CORAL, FL. 33991



PRESENTED BY



JASON ALSUP

Commercial Specialist
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With over 19 years of experience in the real estate industry, I specialize in buying, selling, and tenant representation across all aspects of commercial real estate. Whether it's office, retail, industrial, or investment properties, I am dedicated to helping my clients navigate the market with expert guidance and strategic solutions.

I take pride in my strong communication skills, active listening, and ability to truly understand my clients' needs and goals. My extensive network of service providers and deep clientele database allow me to connect buyers, sellers, and tenants efficiently.

In addition to serving Metro Indianapolis, I also specialize in the Southwest Florida market, offering clients access to prime commercial opportunities in this rapidly growing region. Whether you're looking to invest, expand, or relocate your business, I am here to provide exceptional service and results-driven strategies.

Let's connect and turn your commercial real estate goals into reality



PROPERTY OVERVIEW

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FEATURES	
ADDRESS	1434, 1438, 1442 SOUTHWEST 4TH STREET, CAPE CORAL, FL. 33991
LAND USE	COMMERCIAL OPPORTUNITY
COUNTY	LEE COUNTY, FLORIDA
PARCEL ID/TAX ID	22-44-23-C1-04565.0140 22-44-23-C1-04565.0120 22-44-23-C1-04565.0100
LOT SIZE (ACRES)	.689 ACRES
ZONING	CC and is within the PICR designated area. Sewer/Water/Gas



RETAILS VIEW (RENDERING)

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FLEX SPACE (RENDERING)

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PROPERTY PARCEL

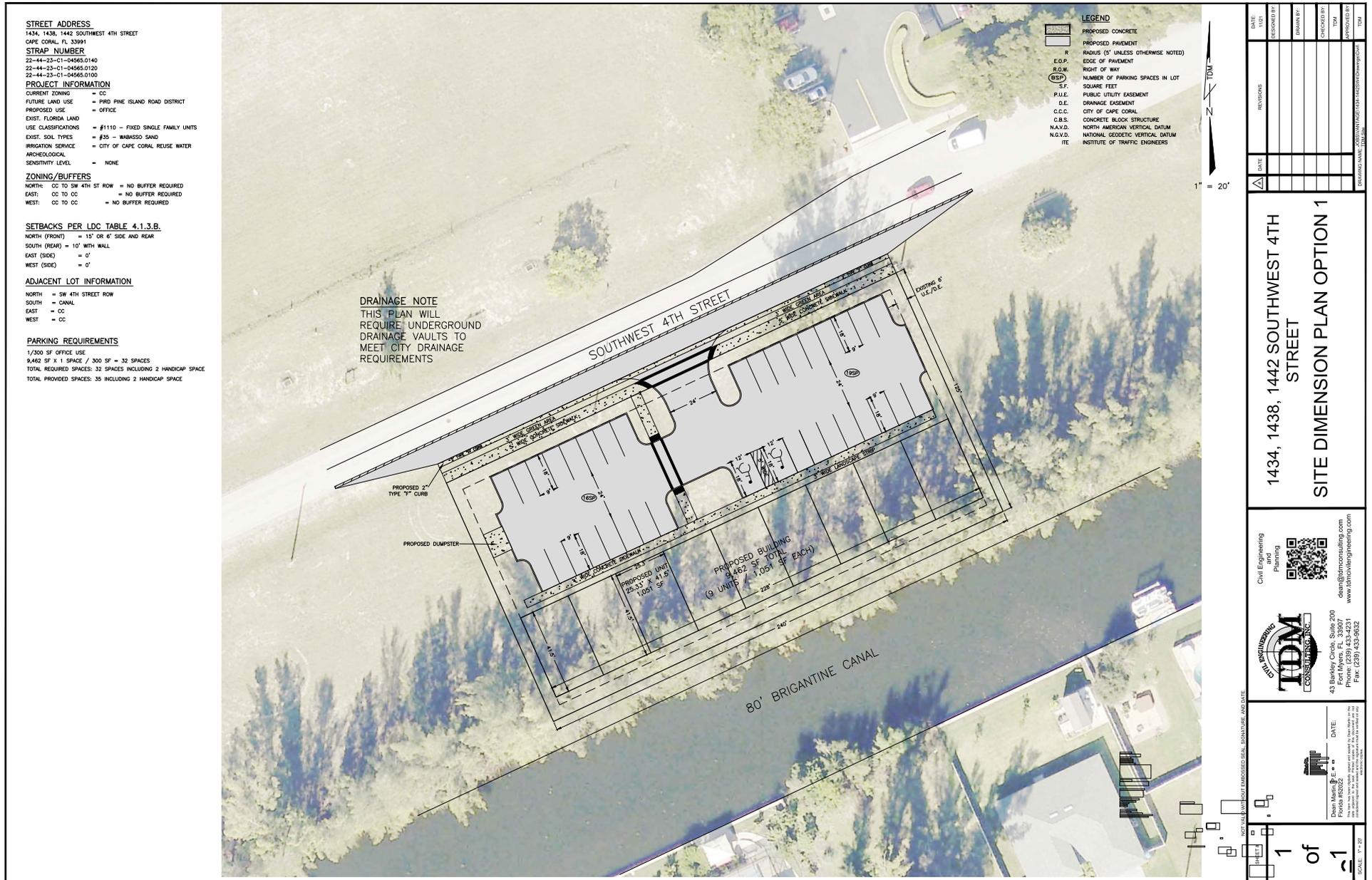
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TDM SITE BASE - OPTION 1

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MULTI USE OPPORTUNITY



STREET ADDRESS
 1434, 1438, 1442 SOUTHWEST 4TH STREET
 CAPE CORAL, FL. 33991

STRAP NUMBER
 22-44-23-C1-04565.0140
 22-44-23-C1-04565.0120
 22-44-23-C1-04565.0100

PROJECT INFORMATION
 CURRENT ZONING = CC
 FUTURE LAND USE = PIND PINE ISLAND ROAD DISTRICT
 PROPOSED USE = OFFICE
 EXIST. FLORIDA LAND USE CLASSIFICATIONS = #1110 - FIXED SINGLE FAMILY UNITS
 EXIST. SOIL TYPES = #35 - WABASSO SAND
 IRRIGATION SERVICE = CITY OF CAPE CORAL REUSE WATER
 ARCHAEOLOGICAL SENSITIVITY LEVEL = NONE

ZONING/BUFFERS
 NORTH: CC TO SW 4TH ST ROW = NO BUFFER REQUIRED
 EAST: CC TO CC = NO BUFFER REQUIRED
 WEST: CC TO CC = NO BUFFER REQUIRED

SETBACKS PER LDC TABLE 4.1.3.B.
 NORTH (FRONT) = 15' OR 6' SIDE AND REAR
 SOUTH (REAR) = 10' WITH WALL
 EAST (SIDE) = 0'
 WEST (SIDE) = 0'

ADJACENT LOT INFORMATION
 NORTH = SW 4TH STREET ROW
 SOUTH = CANAL
 EAST = CC
 WEST = CC

PARKING REQUIREMENTS
 1/300 SF OFFICE USE
 9,462 SF X 1 SPACE / 300 SF = 32 SPACES
 TOTAL REQUIRED SPACES: 32 SPACES INCLUDING 2 HANDICAP SPACE
 TOTAL PROVIDED SPACES: 35 INCLUDING 2 HANDICAP SPACE

DRAINAGE NOTE
 THIS PLAN WILL REQUIRE UNDERGROUND DRAINAGE VAULTS TO MEET CITY DRAINAGE REQUIREMENTS

LEGEND

- PROPOSED CONCRETE
- PROPOSED PAVEMENT
- RADIUS (5' UNLESS OTHERWISE NOTED)
- EDGE OF PAVEMENT
- R.O.W.
- R.O.W.
- (RSP) SQUARE FEET
- NUMBER OF PARKING SPACES IN LOT
- S.F.
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- C.C.C. CITY OF CAPE CORAL
- C.B.S. CONCRETE BLOCK STRUCTURE
- N.A.V.D. NORTH AMERICAN VERTICAL DATUM
- N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
- ITE INSTITUTE OF TRAFFIC ENGINEERS

DATE	REVISIONS	DESIGNED BY	CHECKED BY	TITLE	APPROVED BY

1434, 1438, 1442 SOUTHWEST 4TH STREET
 SITE DIMENSION PLAN OPTION 1

Civil Engineering and Planning

 email@tandmconsulting.com
 www.tandmconsulting.com

TDM CONSULTING INC.
 43 Barkley Circle, Suite 200
 Fort Myers, FL 33907
 Phone: (239) 433-4231
 Fax: (239) 433-9632

DATE: 11/20/2023
 TIME: 10:00 AM
 PROJECT: 1434, 1438, 1442 SW 4TH STREET
 SCALE: 1" = 20'

1 of 1

AERIAL MAP

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DEMOGRAPHICS

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Category	Subcategory	1 Mile	3 Miles	5 Miles
Population	2024	22,763	101,590	202,684
Population	2023	21,891	97,627	195,452
Population	2022	20,617	91,941	187,984
Population	2021	19,228	88,730	183,387
Population	2020	19,231	86,407	179,870
Household Income	2024 Median Income	\$83,442	\$80,254	\$77,627
Household Income	Under \$25k	645	3,870	9,008
Household Income	\$25k - \$50k	1,581	6,091	13,791
Household Income	\$50k - \$100k	2,972	12,374	25,974
Household Income	\$100k - \$150k	1,932	8,260	15,345
Household Income	Above \$150k	1,242	5,818	13,360
Age	2024 Median Age	43.5	44.8	48.3
Age	Under 20	5,157	22,188	40,010
Age	20 - 25	1,038	4,479	8,373
Age	25 - 45	5,688	24,405	44,779
Age	45 - 65	6,222	29,221	59,653
Age	Over 65	3,854	17,514	40,228
Employees	Total 2024	18,543	83,527	170,329
Employees	Agriculture	78	130	523
Employees	Construction	2,433	6,840	11,814
Employees	Manufacturing	418	1,237	3,452
Employees	Wholesale Trade	290	805	1,827
Employees	Retail Trade	3,288	8,244	14,943
Employees	Transportation, Warehousing	1,476	3,969	7,230
Employees	Information	206	762	1,486
Employees	Finance, Insurance	1,659	3,903	7,119
Employees	Professional Services	2,828	7,231	13,830
Employees	Educational, Health Care	4,238	10,815	20,925
Employees	Arts, Entertainment, Food	1,860	5,112	10,200
Employees	Management, Business, Science, Arts	6,993	17,783	35,969
Employees	Public Administration	686	1,829	4,145
Employees	Other Services	1,114	3,008	4,987
Housing Occupancy	2024 Ratio	4:01	5:01	4:01
Housing Occupancy	Occupied	6,606	30,599	62,096
Housing Occupancy	Vacant	1,766	5,814	15,382
Renter To Homeowner	2024 Ratio	1:04	3:10	3:10
Renter To Homeowner	Renters	1,584	8,348	17,593
Renter To Homeowner	Homeowners	6,788	28,065	59,885

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FOR MORE INFORMATION
PLEASE CONTACT

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