

916 SE 14TH AVE
CAPE CORAL, FL 33990



Rare Freestanding Industrial Opportunity with Yard



SALE PRICE

\$1,500,000

OFFERING SUMMARY

STRAP #: 194424C2007780230

Zoning: I

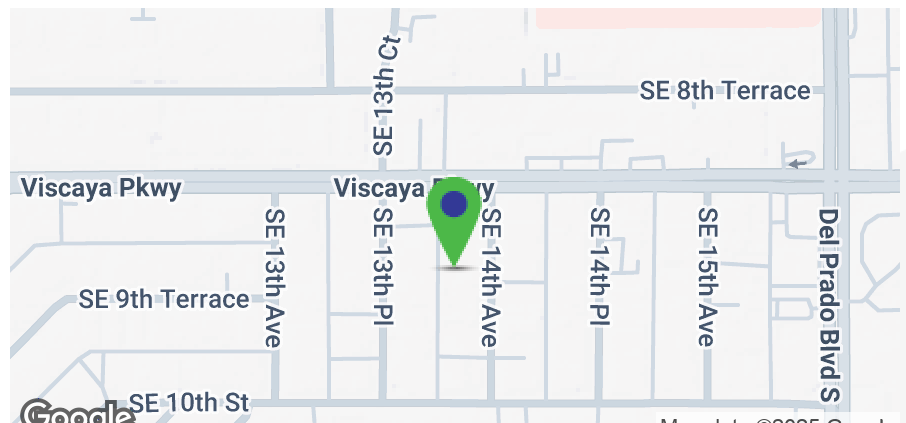
Price / SF: \$312.76

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Population	78,055	182,242	445,921
Total Households	30,732	73,538	190,067
Median Age	46	46	47
Average HH Income	\$85,889	\$87,288	\$87,121

PROPERTY OVERVIEW

916 SE 14th Ave presents a unique $\pm 4,796$ SF industrial opportunity in Cape Coral situated on a rare double lot with a large, fully fenced yard. The property is currently operating as a restaurant, with the ability to be reverted back to an industrial use. The site offers functional loading capability, making it well suited for warehouse, distribution, or service-based users requiring efficient loading and secured outdoor space. The expansive lot provides operational flexibility rarely found in the local industrial market, offering strong appeal for owner-users or businesses seeking room to operate, store equipment, or expand.



CARLOS ACOSTA, CCIM
239.823.0115
cacosta@ccim.net

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

916 SE 14TH AVE
CAPE CORAL, FL 33990



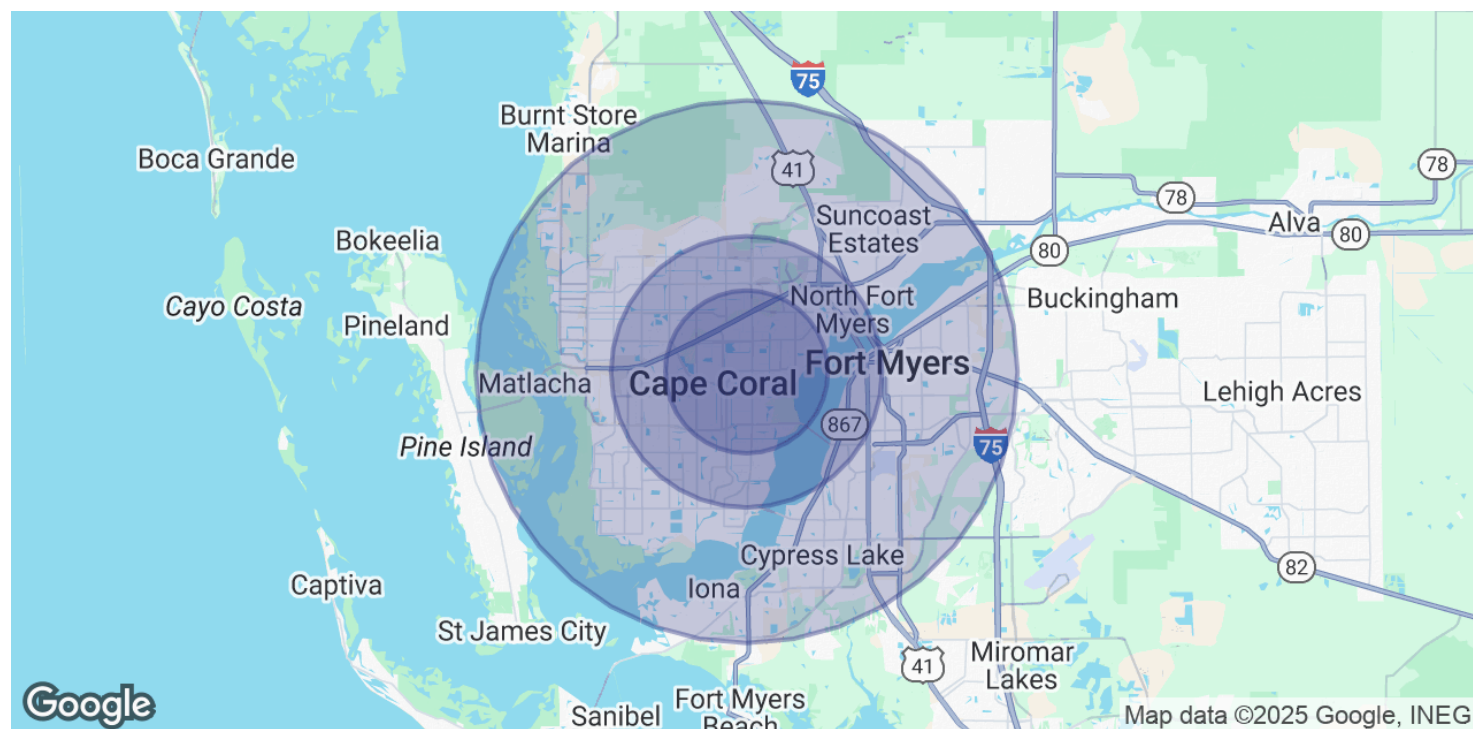
Additional Photos



CARLOS ACOSTA, CCIM
239.823.0115
cacosta@ccim.net

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

Demographics Map & Report



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	78,055	182,242	445,921
Average Age	46	46	47
Average Age (Male)	45	45	47
Average Age (Female)	47	46	48

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	30,732	73,538	190,067
# of Persons per HH	2.5	2.5	2.3
Average HH Income	\$85,889	\$87,288	\$87,121
Average House Value	\$352,635	\$352,004	\$353,666

Demographics data derived from AlphaMap