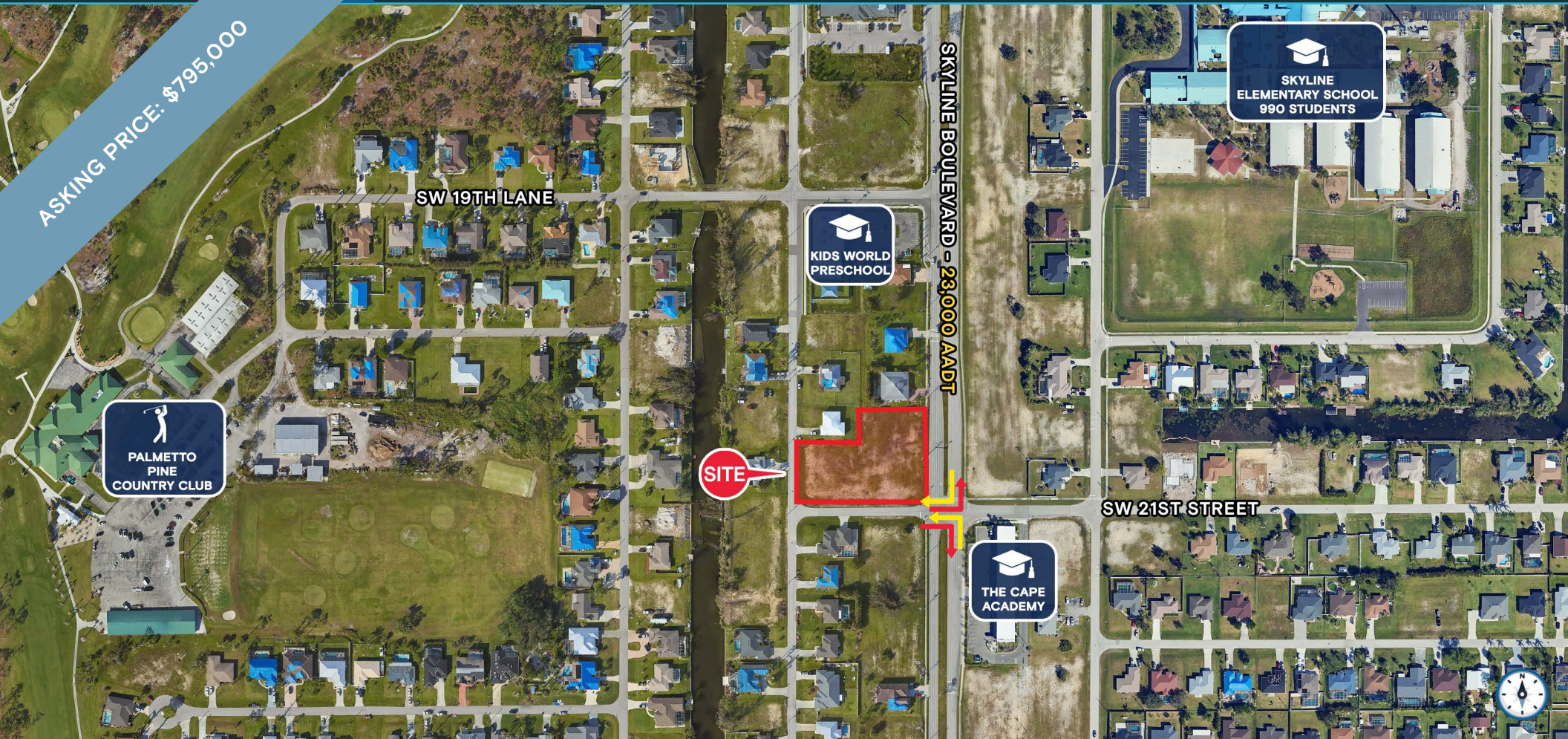


FOR SALE

±1.06 ACRES

2012 & 2018 Skyline Boulevard & 2017 SW 8th Place, Cape Coral, FL 33991

ASKING PRICE: \$795,000



SKYLINE BOULEVARD OUTPARCEL AVAILABLE

EXCLUSIVE SALES LISTING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

David Eggnatz
VICE PRESIDENT
daveeggnatz@katzretail.com
(954) 579-2927

Daniel Solomon, CCIM
PRINCIPAL
danielsolomon@katzretail.com
(954) 401-2181

Property Overview

HIGHLIGHTS

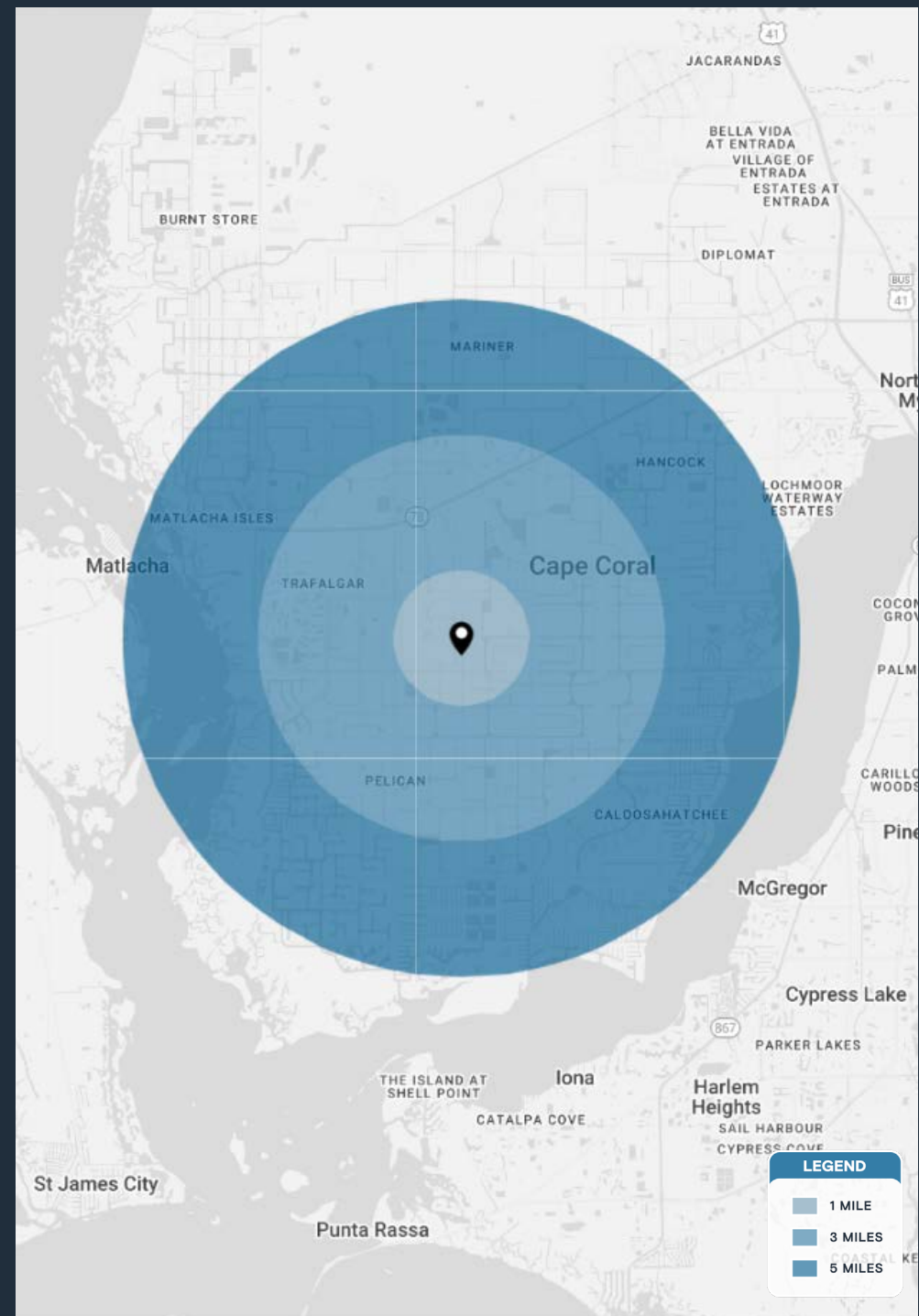
- ±1.06 acres available for sale on Skyline Boulevard
- Zoned Commercial
- Full access from Skyline Boulevard, a significant thoroughfare that runs through the heart of Cape Coral
- Rapid growth in population: Cape Coral is the largest city between Tampa and Miami in both area and population
- Join these surrounding nationals:

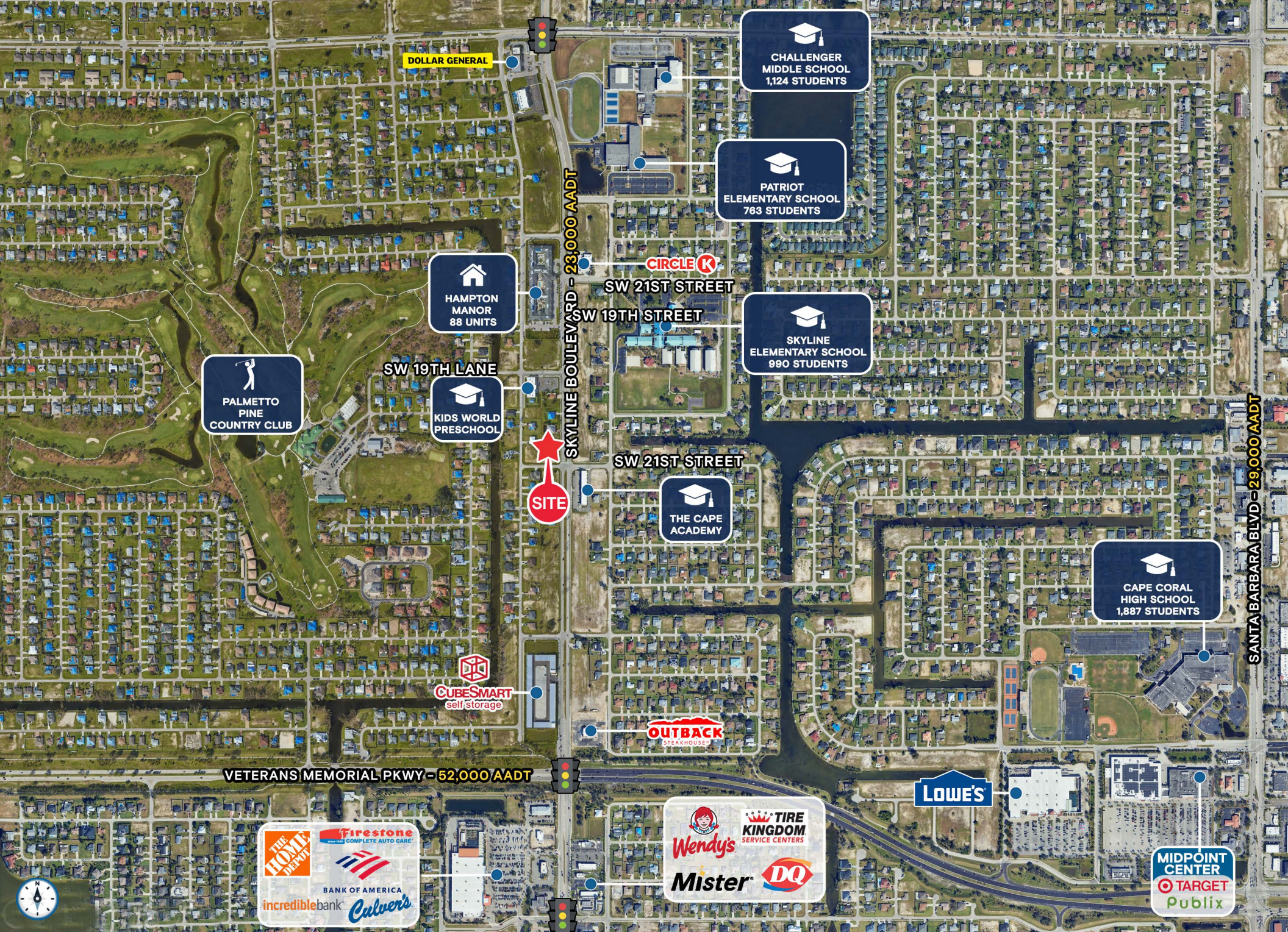


DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	8,804	84,137	180,986
HOUSEHOLDS	3,231	32,399	72,437
EMPLOYEES	7,268	70,932	154,117
AVERAGE HH INCOME	\$90,051	\$92,282	\$99,592

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	30,206	105,643	194,638
HOUSEHOLDS	11,269	41,116	77,267
EMPLOYEES	25,149	89,140	165,156
AVERAGE HH INCOME	\$89,915	\$93,764	\$100,864









Contact Brokers

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davideggnatz@katzretail.com
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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 11.03.25