



CAPE CORAL, FL

2311 SKYLINE BLVD

1.08 - 2 ACRES AVAILABLE



PROJECT
DETAILS

AVAILABLE SPACE

1.08 - 2 Acres Available

TRAFFIC COUNTS

Highly visible outparcel on Skyline Blvd 23,000 ADT

PROPERTY HIGHLIGHTS

- Multiple points of ingress/egress
- Adjacent to Discount Tire (Under construction)
- Strong sales performance in immediate market. Outback Steakhouse performs above average
- Multiple retailers and restaurants have duplicated locations in underserved market
- Cape Coral's population is growing at nearly 7% per year, making it a top 10 fastest growing city in the country

ZONING

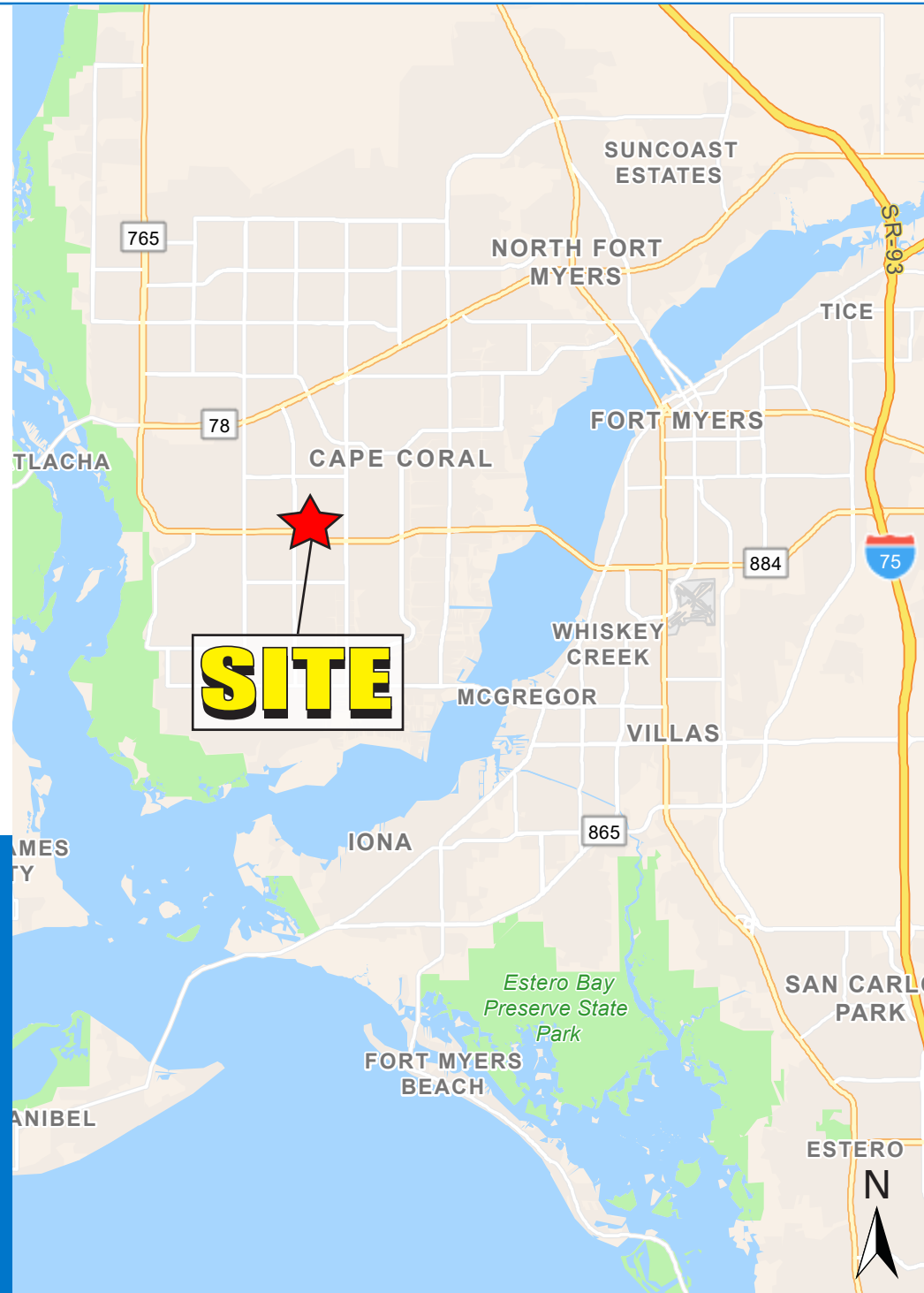
Commercial




COUNTY

Lee County

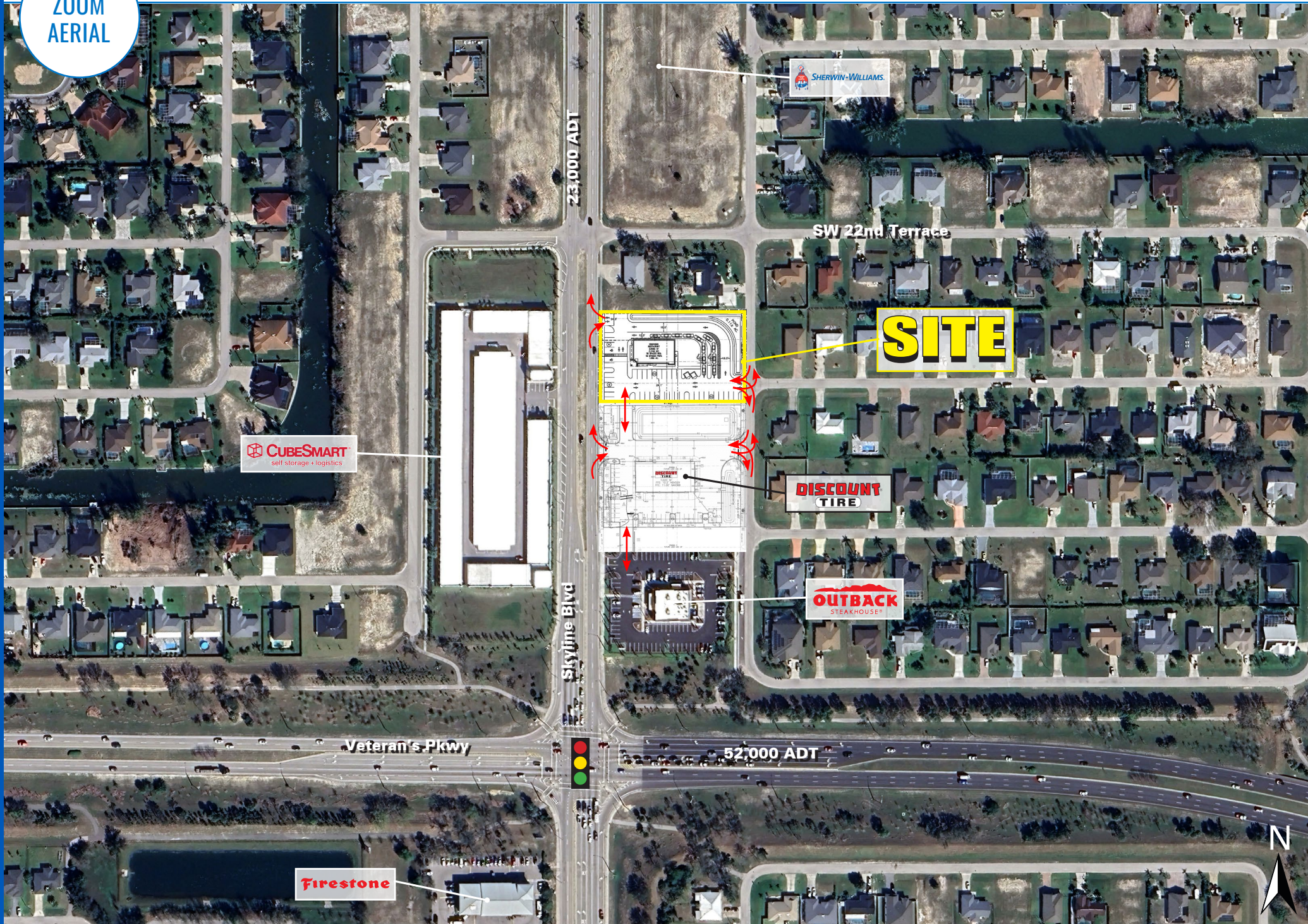
MARKET

Cape Coral, FL



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 POPULATION	8,549	83,305	171,232
 TOTAL HOUSEHOLDS	3,199	33,268	71,153
 AVERAGE HH INCOME	\$94,822	\$97,693	\$103,344

ZOOM
AERIAL



CUBE SMART
self storage + logistics

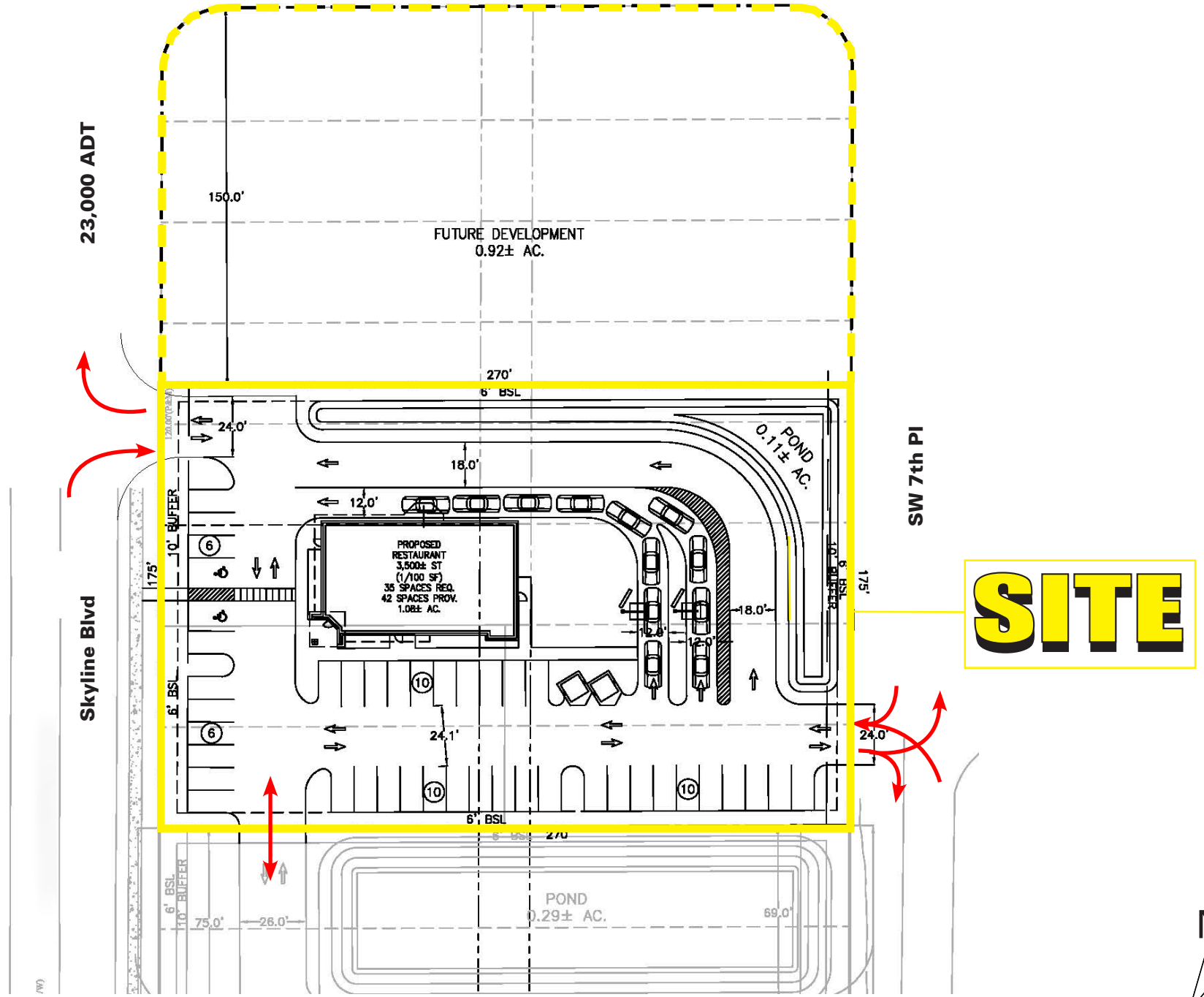
**DISCOUNT
TIRE**

**OUTBACK
STEAKHOUSE®**

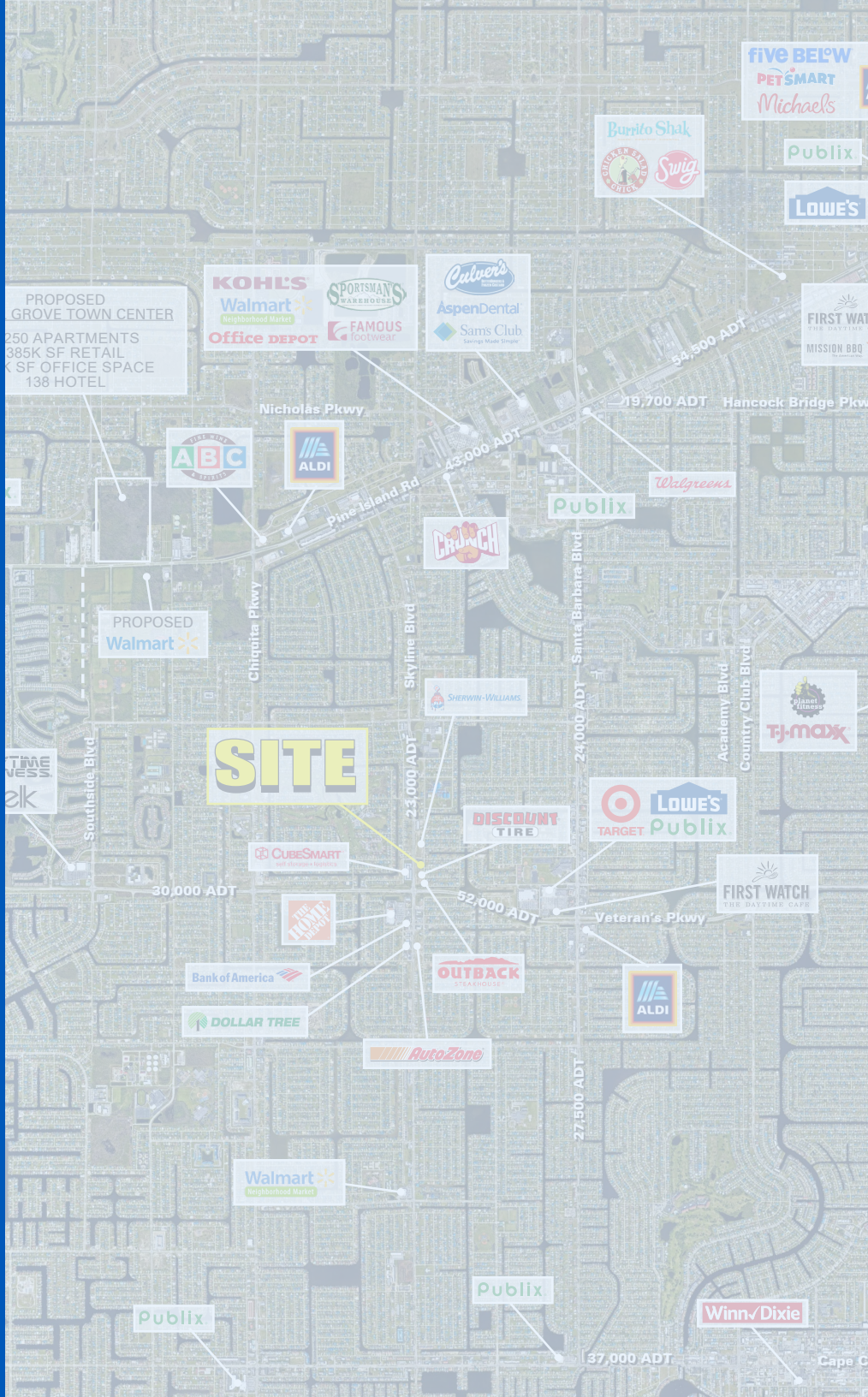
Firestone

SITE

SITE PLAN



SITE



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