

FOR LEASE

2,178 SF AUTO DEALERSHIP / RETAIL FACILITY

1310 NE PINE ISLAND RD, CAPE CORAL, FL 33909

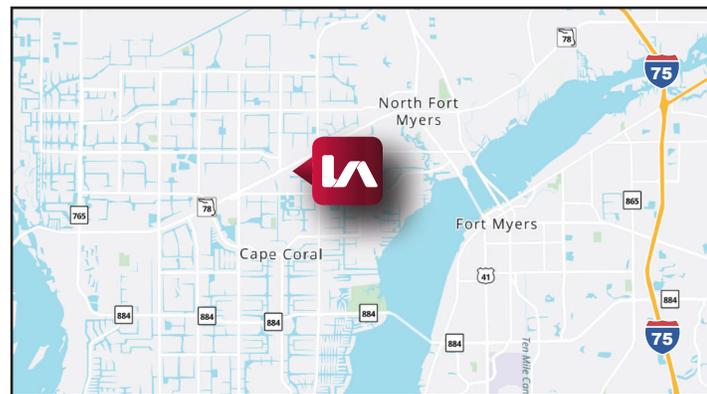


~ AVAILABLE JUNE 1, 2026 ~

- **AVAILABLE:** 2,178 SF
- **LAND SIZE:** 0.90± AC
- **LEASE RATE:** \$12,000 / Mo Gross

PROPERTY FEATURES

- **PRIME FRONTAGE AVAILABLE!**
- Excellent Location Along Pine Island Road in Cape Coral with Visibility to Over 53,000 Vehicles Per Day
- Currently a Used Auto Sales Lot
- Commercial / Industrial Zoning Allows for a Wide Range of Uses
- Monument Signage Available on Pine Island Rd
- 2,178 SF Office / Shop Building with Two (2) Grade-Level Doors
- Twenty-Five (25) Parking Spots Per 1,000 SF with the Ability to Park Roughly 58 Cars
- Zoned CC (Commercial Corridor) *click [here](#) permitted for uses*



Please Contact:

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2025 DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Est. Population	7,721	73,695	161,198
Est. Households	2,867	28,708	65,083
Est. Average HH Income	\$87,573	\$92,549	\$94,905

TRAFFIC COUNTS	
NE Pine Island Rd	53,500
Cultural Park Blvd	13,400

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MONUMENT SIGN

SITE

YOUR LOCAL MARKET **EXPERT**

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