

800-916 NE PINE ISLAND RD

CAPE CORAL, FL 33909



COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



LARGE-SCALE INFILL OPPORTUNITY

FOR SALE:

\$8,600,000

\$17.00 PSF

11.63 AC (506,464 SF)



HIGH EXPOSURE

±1,235' frontage on Pine Island Rd with strong regional visibility



PRIME LOCATION

Rare assemblage opportunity within one of Cape Coral's primary commercial corridors



DEVELOPMENT POTENTIAL

Ideal for retail, medical, office, automotive, or mixed-use redevelopment



GROWING TRADE AREA

Supported by expanding rooftops and high-income population growth

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DEVELOPMENT OVERVIEW

Strategically positioned along Pine Island Road, this rare large-scale assemblage offers exceptional frontage, visibility, and accessibility within one of Cape Coral's primary commercial corridors. Surrounded by national retailers, automotive dealerships, medical users, and dense residential growth, the property is well-suited for retail, automotive, medical, office, and mixed-use redevelopment opportunities in a rapidly expanding trade area.



**53,500+
AADT**

MARKET SNAPSHOT (5-MILE RADIUS)

164,567

POPULATION

\$75,646

MEDIAN HOUSEHOLD
INCOME

64,595

HOUSEHOLDS

PROPERTY TYPE:	Vacant Commercial Land
LAND AREA:	11.63 AC (506,464 SF)
FRONTAGE:	±1,235' on NE Pine Island Rd
ZONING:	CC
FUTURE LAND USE:	PIRD – Pine Island Road District
UTILITIES:	In Place
TRAFFIC COUNTS:	53,500 AADT

PARCEL SUMMARY

ADDRESS	PARCEL #	SIZE (AC)	SIZE (SF)
800 NE Pine Island Rd	12-44-23-C3-00001.0000	4.92	214,315
824 NE Pine Island Rd	12-44-23-C3-007J0.0000	1.98	86,249
902 NE Pine Island Rd	07-44-24-C4-007K0.0000	2.09	91,040
916 NE Pine Island Rd	07-44-24-C4-007L0.0000	1.90	82,764
911 NE Pine Island Ln	07-44-24-C4-03595.0240	0.25	10,890
905 NE Pine Island Ln	07-44-24-C4-03595.0200	0.50	21,780
TOTAL		11.63 AC	506,464 SF



STRONG RETAIL & AUTOMOTIVE CORRIDOR

Surrounded by national retailers, auto dealerships, service providers, and dense residential growth

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SITE OVERVIEW



Zoned Commercial Corridor allowing a wide range of uses

High traffic Counts
NE Pine Island Rd

+1,235' of
frontage on NE
Pine Island Rd

±53,500 VEHICLES PER DAY NE PINE ISLAND RD

- INFILL SCARCITY**
Large-scale commercial sites along NE Pine Island Rd are becoming increasingly rare as the surrounding corridor continues to build out.
- ESTABLISHED TRADE AREA**
Positioned at the heart of one of Cape Coral's most established and high-demand retail, auto dealership, and service-commercial trade areas.
- POPULATION EXPANSION**
One of Florida's fastest-growing cities, Cape Coral's expanding residential base and rising income levels drive sustained commercial demand across the corridor.
- REGIONAL CONNECTIVITY**
Convenient access to Del Prado Boulevard, Burnt Store Road, and the broader Southwest Florida regional network connecting Cape Coral to Fort Myers and beyond.

With utilities in place and limited comparable infill sites of this scale, the property is well-positioned for developers, investors, or owner-users seeking to capitalize on continued growth in the Cape Coral market.

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NE PINE ISLAND RD
(AADT: 53,500)

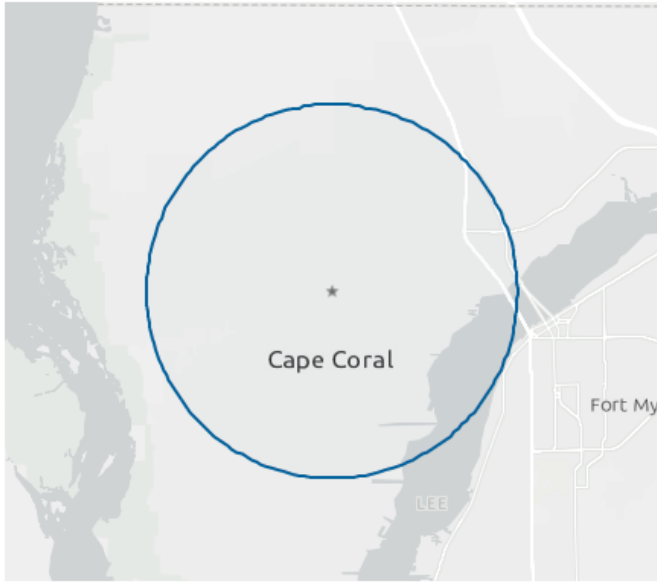
SITE

NE Pine Island Road is one of Cape Coral's most established and high-traffic commercial corridors, drawing a dense concentration of national retailers, casual and fast-casual dining, big-box anchors, and automotive dealerships that collectively serve the region's rapidly growing consumer base. With an exceptionally low vacancy rate and continued new development filling remaining parcels, NE Pine Island Road reflects the confidence that national operators have placed in Cape Coral's long-term growth trajectory.

- US-41: ± 4 Miles
- Edison Bridge: ± 6 Miles
- Downtown Cape Coral: ± 7 Miles
- Cape Coral Pkwy: ± 8 Miles
- I-75: ± 10 Miles
- RSW: ± 23 Miles

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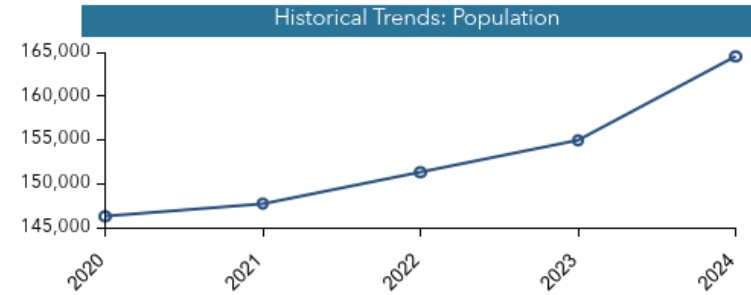


Population Trends and Key Indicators

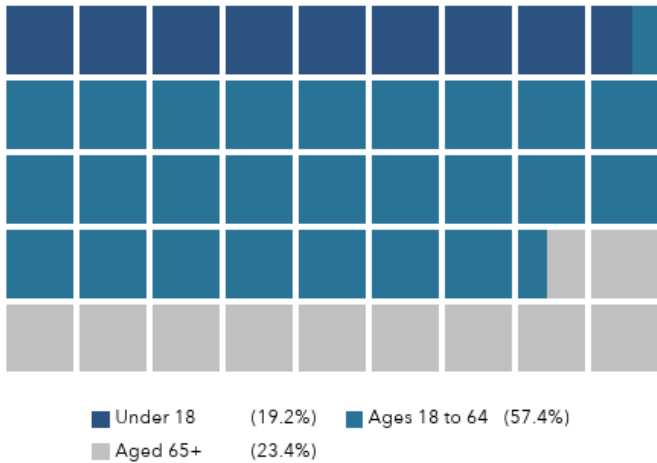
800 NE Pine Island Rd, Cape Coral, Florida, 33909
Ring of 5 miles

164,567	64,595	2.53	44.6	\$75,646	\$398,386	85	70	71
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

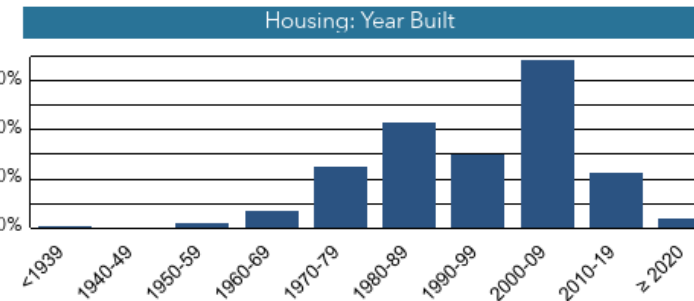
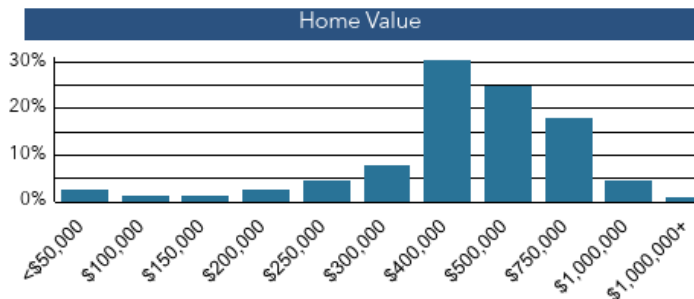
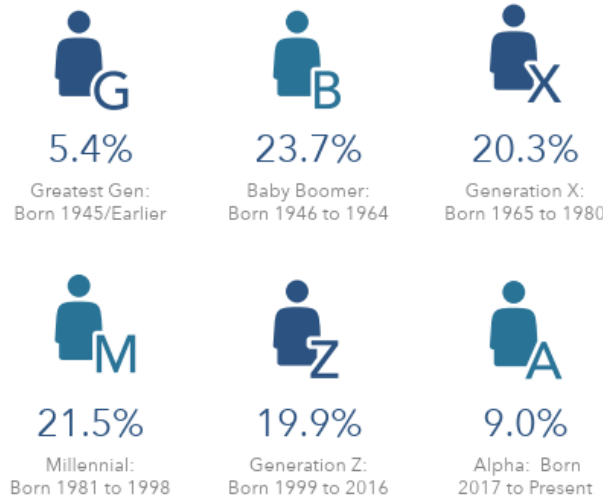
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



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