

329 Del Prado Blvd N  
Cape Coral 33909

**FOR SALE**  
**\$980,000**



329 DEL PRADO BLVD N, CAPE CORAL FL 33909

- Acres - 1.25
- Purchase Price - \$980,000

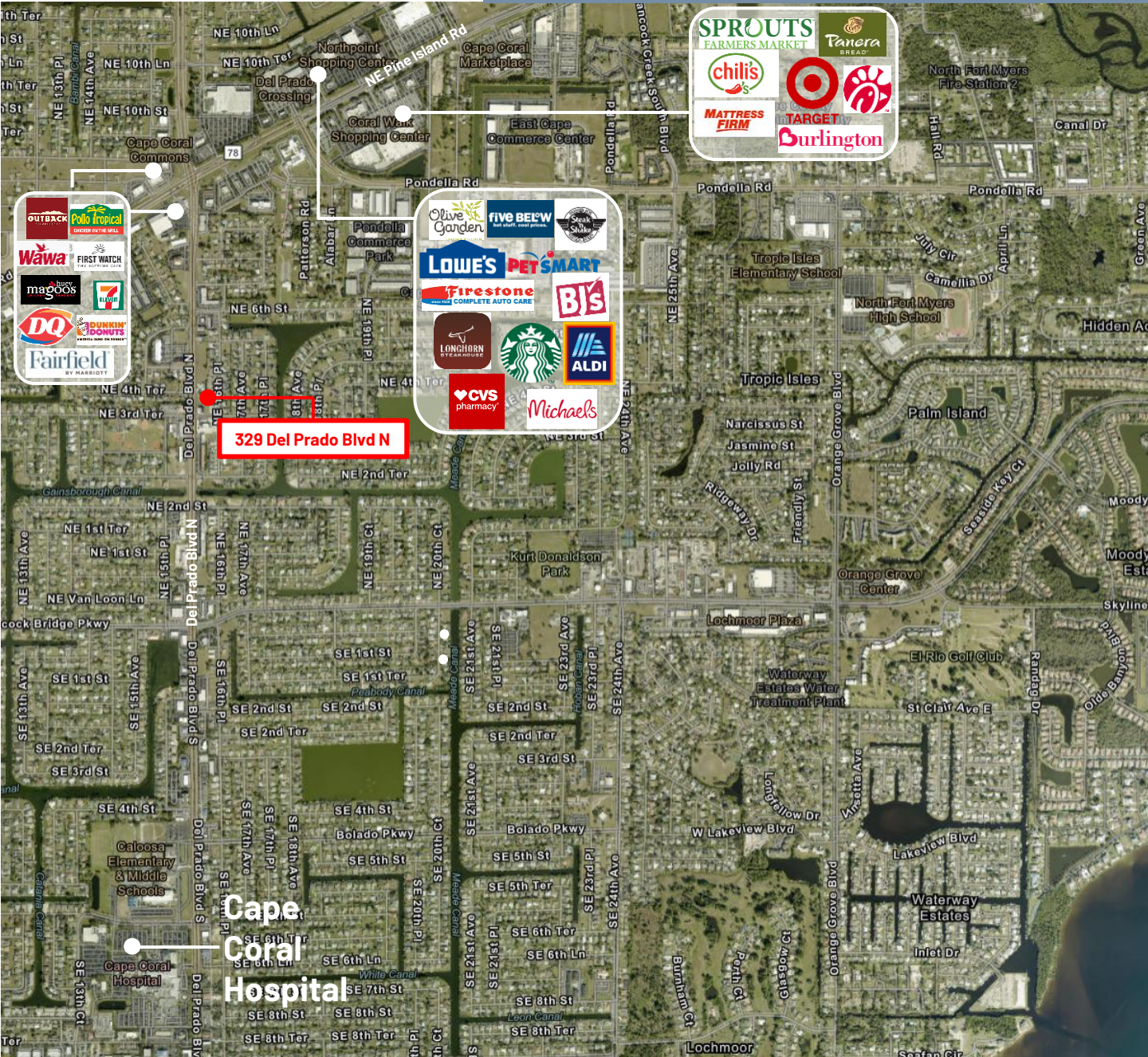


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**FLAGSHIP**  
HEALTHCARE PROPERTIES

# LOCATION MAP / NEARBY RETAIL



## DEMOGRAPHICS 5 Mile



Population  
159,629

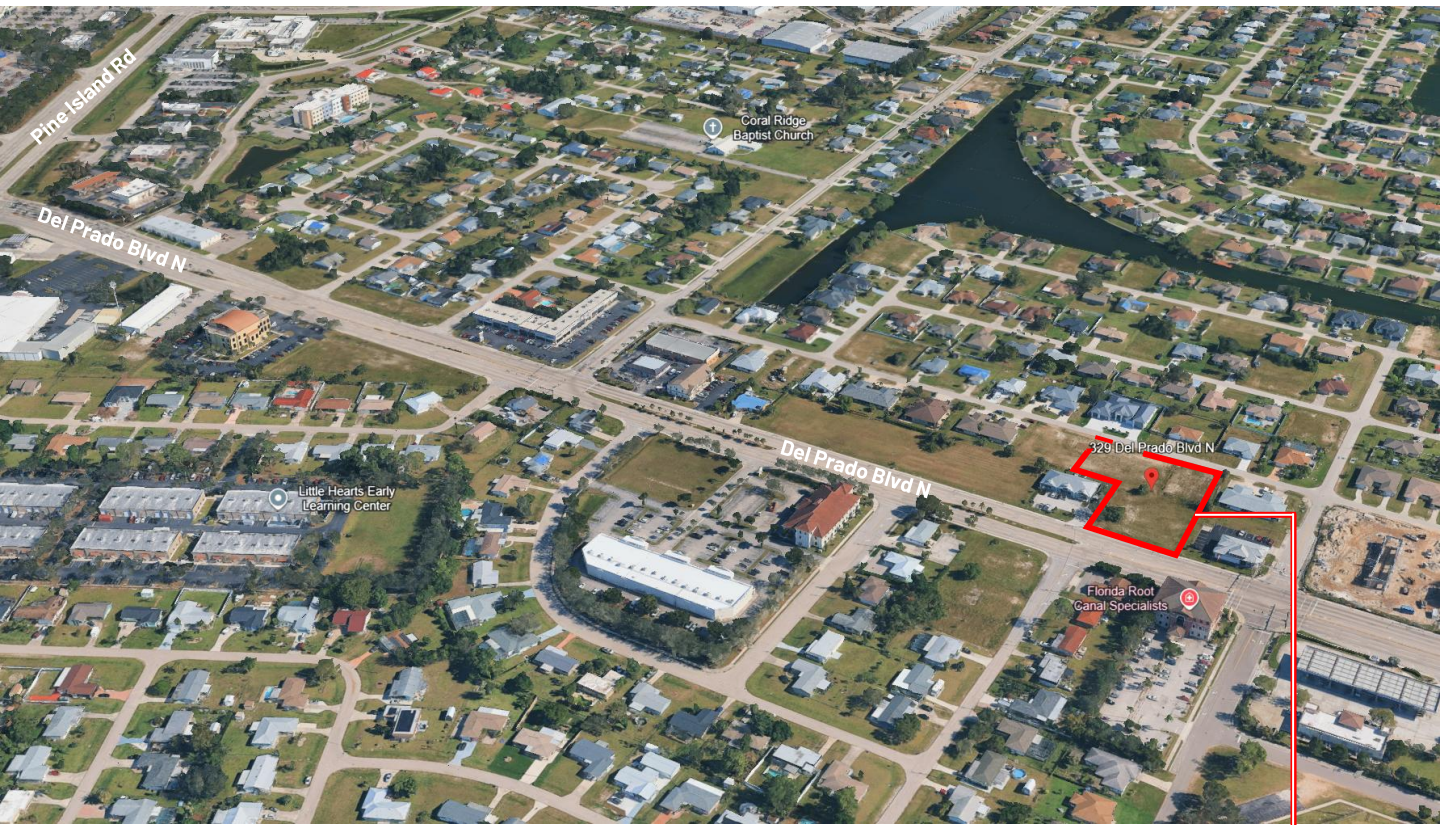


Households  
62,987



Avg Household Income  
\$87,003

# LOCATION MAP / NEARBY RETAIL



**SITE**



South view from Del Prado Blvd N

## LOCATION MAP / NEARBY RETAIL



View from Del Prado Blvd N (east view)



View from NE 16<sup>th</sup> Place (west view)

## PROPERTY SUMMARY

This highly visible property on Del Prado Boulevard North is in Cape Coral's most heavily traveled North/South corridor.

This property offers great ingress/egress from Del Prado, as well as rear access via NE 16th Place. It is just north of lighted intersection at Del Prado Boulevard and NE 3rd Terrace. It's zoned C-1 and offers a wide range of allowable uses and is strategically located between Pine Island Road & Hancock Bridge Parkway, an area of expanding growth.

Cape Coral Hospital is nearby to the south and Pine Island Road corridor is nearby to the north.

- Strategic location well positioned for development between Pine Island Road & Hancock Bridge Parkway
- Close proximity to Cape Coral Hospital, medical offices, major national retailers, food service, etc.
- Zoning – C-1
- 160 feet of frontage on Del Prado Boulevard North, the primary North/South corridor in Cape Coral
- 270 feet of depth with rear access via NE 16th Place



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