

1.5 TO 2.53 ± ACRE COMMERCIAL CORNER SITES

400'-880' ± FRONTAGE ON SKYLINE BLVD & 125' ON SW 10TH ST

FOR SALE

902-938 SKYLINE BOULEVARD, CAPE CORAL, FL 33991



PROPERTY	ADDRESS	LOTS	W (FT)	D (FT)	FRONTAGE (FT)	TOTAL (SFT)	TOTAL	PRICE (/SF)	PRICE (\$/ACRE)	PRICE TOTAL
1	902,906, 910, 914, 918, Skyline Blvd	10	40	125	400	50,000	1.15	\$9.00	\$392,039.13	\$449,999.00
2	924,930,938 Skyline Blvd	12	40	125	480	60,000	1.38	\$9.40	\$409,464.00	\$564,000.00
TOTAL		22	40	125	880	110,000	2.53	\$9.22	\$401,543.60	\$1,013,999.00

PRICE: \$449,999 to \$1,013,999 @ \$9 to \$9.22/SF, or \$392,000 to \$401,500/Acre
SIZE: 2.35± Acres (110,000 SF) 125' x 880'
LOCATION: 1/2 ± miles south of Pine Island Road at NW corner of SW 10th Street
ZONING: C - Commercial (City of Cape Coral) [Click here for zoning uses](#)
FUTURE LAND USE: CP - Commercial Professional
UTILITIES: Water & Sewer (Buyer to assume balance of assessments, approx. \$48,449)

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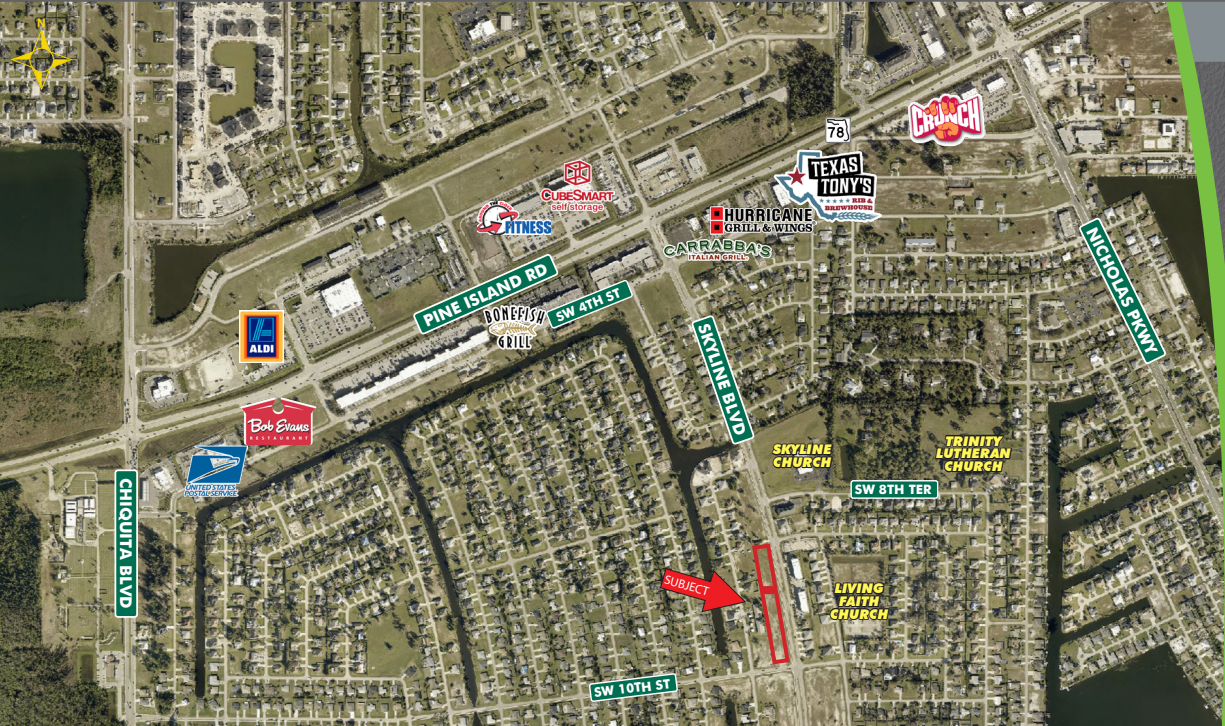
This 2.53 ± acre commercial site offers 880' of prime frontage along Skyline Boulevard, with 23,000 AADT for maximum visibility. Zoned C (Commercial), this property is ideally suited for a variety of developments, including retail, medical, office, fuel/ EV station or mixed-use projects. Strategically located ½ mile south of Pine Island Road, this site offers excellent accessibility and convenience, with proximity to major businesses such as Farmer Joe's, Publix, Carrabba's, Bonefish Grill, USPS, self-storage facilities, fitness centers, gas stations, and multiple restaurants.

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HIGHLIGHTS

- 400'-880' frontage on Skyline Blvd, ½ mile south of Pine Island Rd
- Zoned C (Commercial)
- Near Publix, Farmer Joe's, USPS, and restaurants
- Convenient access to major thoroughfares Ideal for retail, office, or medical use
- This assemblage of 22 lots or 8 parcels involves two ownerships.



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2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	8,601	72,877	176,421
EST. HOUSEHOLDS	3,315	27,362	69,045
EST. MEDIAN HOUSEHOLD INCOME	\$75,795	\$77,808	\$78,072
TRAFFIC COUNTS (2024)	23,000 AADT		

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