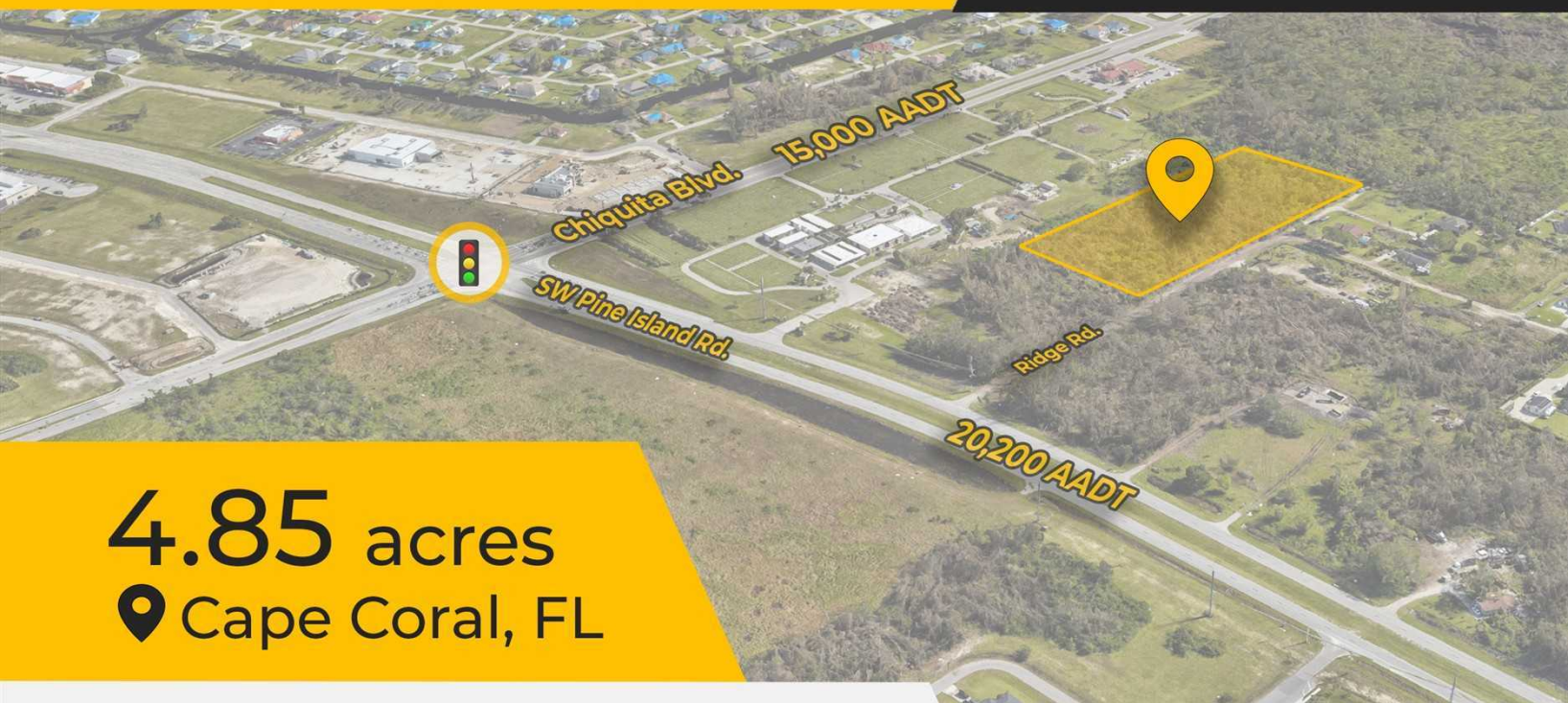


AVAILABLE

📍 939 - 975 Ridge Rd. - Cape Coral, FL



4.85 acres
📍 Cape Coral, FL

Commercially zoned acreage in western Cape Coral along one of the fastest growing commercial corridors in all of SWFL. The site sits just off of SW Pine Island Rd., which bisects the entirety of Cape Coral as its primary East/West arterial road. At just short of 5 acres, and with a wide array of potential uses permitted in its CC zoning, the site presents many opportunities for development.

FOR SALE
\$1,100,000



Property Summary

Land Area:	4.85 AC
Zoning:	CC
Jurisdiction:	Cape Coral
APN #:	21-44-23-C2-00100.0050, 21-44-23-C2-00100.0060, 21-44-23-C2-00100.0080



Traffic

	(AADT)
SW Pine Island Rd.	20,200
Chiquita Blvd.	15,000

Source: FDOT

DEVELOPMENT NOTES

Current CC zoning permits a wide range of commercial uses, including auto-service, medical office & daycare.

- Access to Ridge Rd. is from SW Pine Island Rd.
- NW Cape Coral area is poised for continued growth
- Suitable for nursery or landscaping services business
- Multifamily possible with Live Local
- Potential for warehouse or similar light industrial use with conditions



Demographics

Estimated 2024 values for **Population & Median HH Income**, using both mile-age radius rings and drive times. Data sourced from ESRI.

1 mile	3 mile	5 mile	5 min	10 min	15 min
5,756	60,918	153,907	6,490	69,193	165,026
\$83,480	\$83,278	\$78,545	\$86,559	\$84,775	\$78,726



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