

# NEW CONSTRUCTION RETAIL

**1809 SW PINE ISLAND ROAD | CAPE CORAL, FL 33991**

**2.92 AC RETAIL PADS AND IN-LINE SPACE**

**FOR LEASE, GROUND LEASE AND BUILD-TO-SUIT**



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Retail Pads and In-Line Space for Lease, Ground Lease and Build-to-Suit

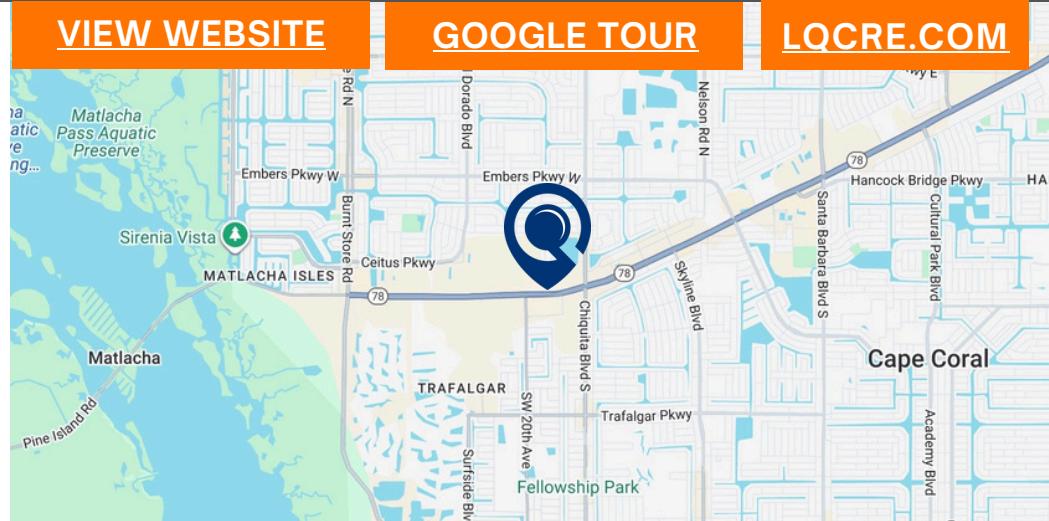


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CALL FOR  
RATES



2.92 ACRES  
PAD SIZES



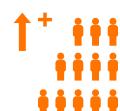
Q1 2027  
EST. DELIVERY

- 2.92 AC hard-corner retail pads & in-line space for lease, ground lease and build-to-suit in Cape Coral, FL, one of the fastest growing cities in America
- Fronting Pine Island Rd (42,000 AADT), Cape Coral's primary retail corridor
- Suitable for a wide range of retail and restaurant users
- Strategically positioned between Cape Coral Grove (131 AC Mixed-Use Development) and a large planned mixed-use development at the northwest corner of Pine Island Road and Chiquita Boulevard
- The site is well situated to benefit from significant current and future residential, retail, and entertainment-driven traffic growth in Cape Coral.



3-MI POPULATION

**60,115**



5-YEAR POP. GROWTH

**2.2%**



3-MI HH INCOME

**\$103,734**



3-MI MEDIAN AGE

**42.6**



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1614 Colonial Blvd #101  
Fort Myers, FL 33907

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**BOB PEKOL**  
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Information obtained from owner(s) or sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. Property is subject to change or withdraw without notice.

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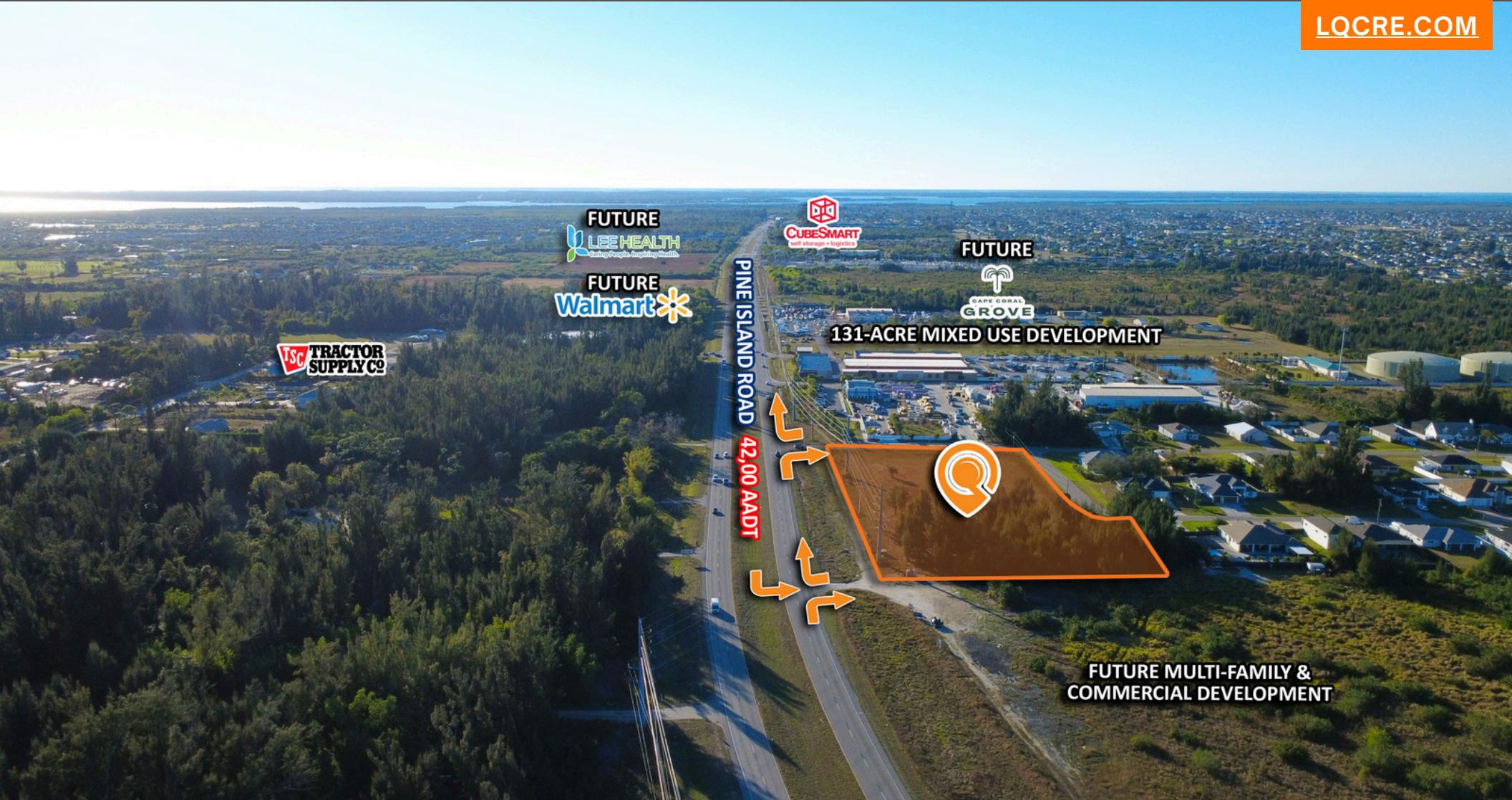
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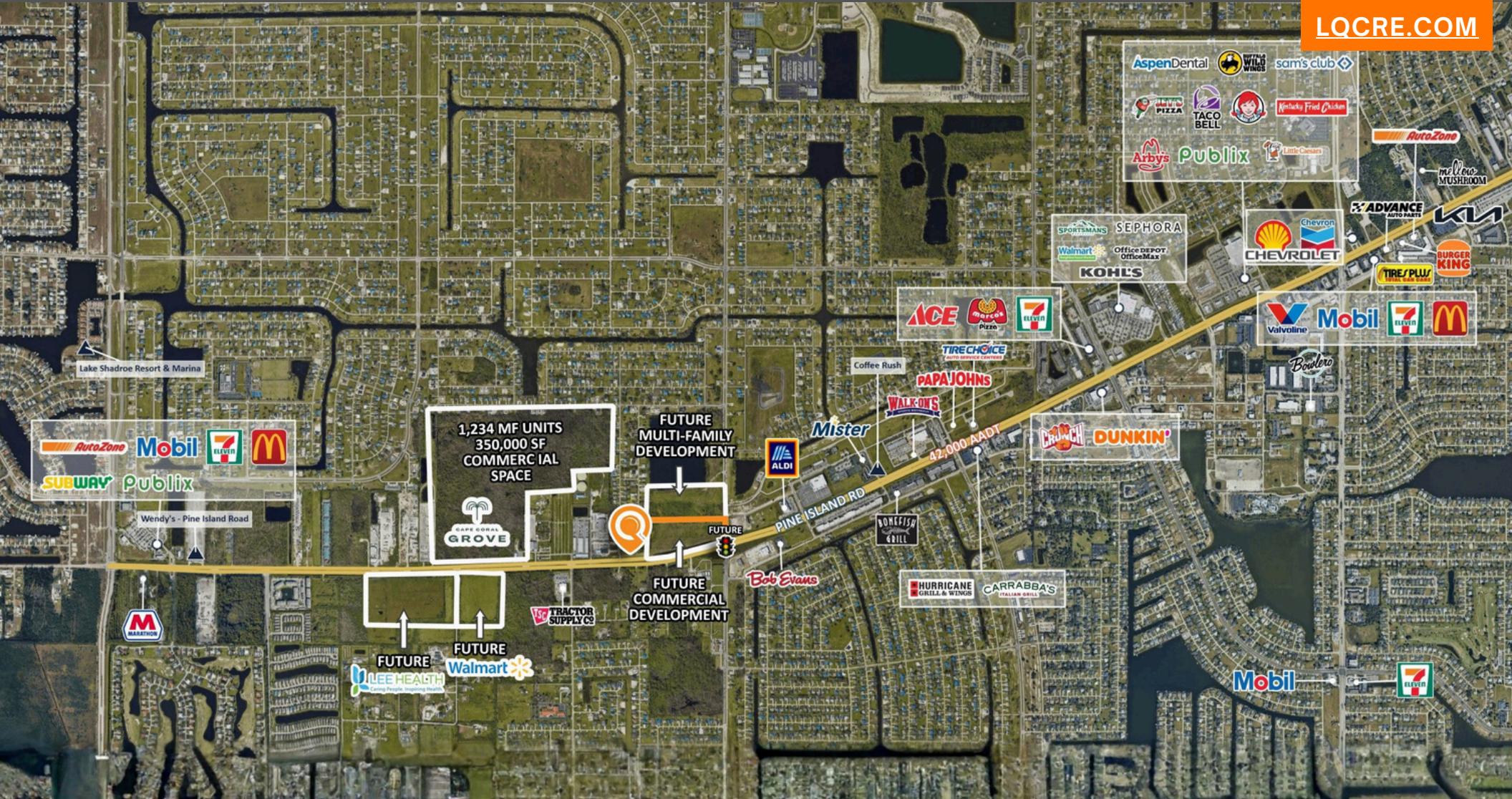
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