

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



**FUTURE MULTI-FAMILY &
COMMERCIAL DEVELOPMENT**

PINE ISLAND ROAD

42,000 AADT

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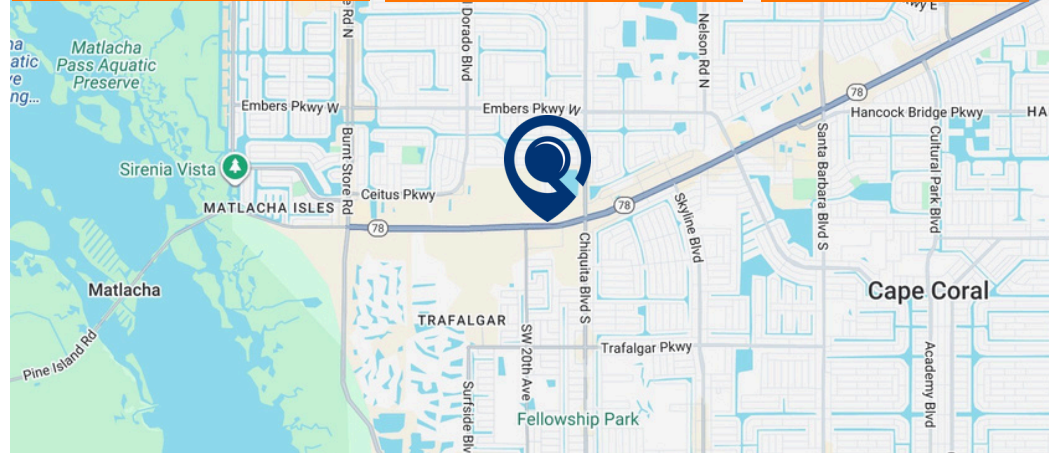


LQ Commercial
REAL ESTATE SERVICES

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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



3-MI HH INCOME

\$103,734



5-YEAR POP. GROWTH

2.2%



3-MI MEDIAN AGE

42.6



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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