

MIXED-USE DEVELOPMENT SITE

1122 NORTHEAST 7TH TERRACE, CAPE CORAL, FL 33909



Investment & Development Overview

FOR SALE



SALE PRICE **\$1,699,000**

OFFERING SUMMARY

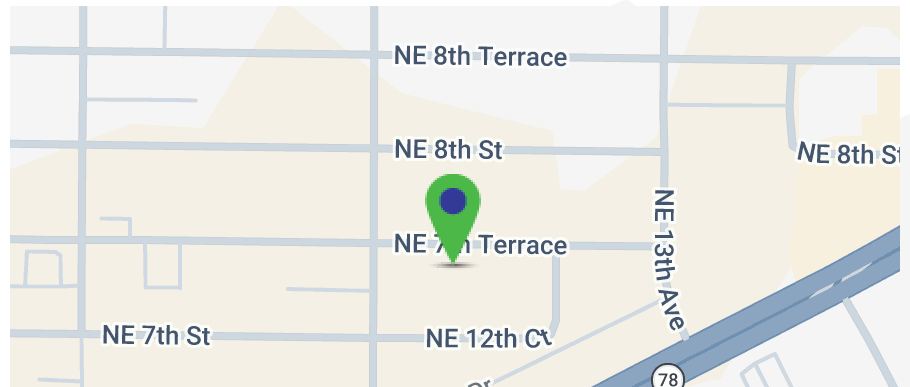
STRAP #: 074424C2020210220,
074424C2020210110
Lot Size: 79,715 SF
Zoning: CC
Price / SF: \$21.31

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Population	69,887	162,250	422,545
Total Households	26,396	64,206	177,867
Median Age	43	45	47
Average HH Income	\$84,336	\$85,220	\$86,955

PROPERTY OVERVIEW

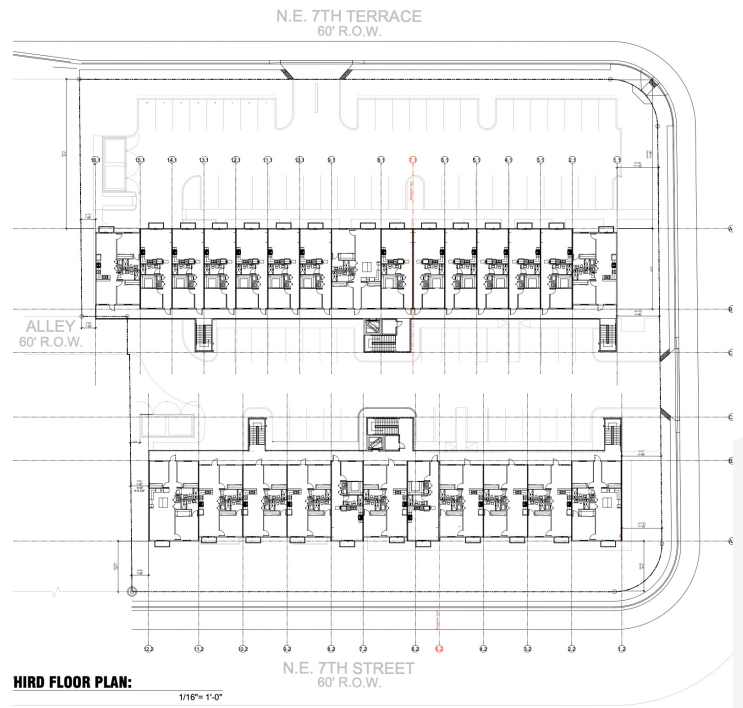
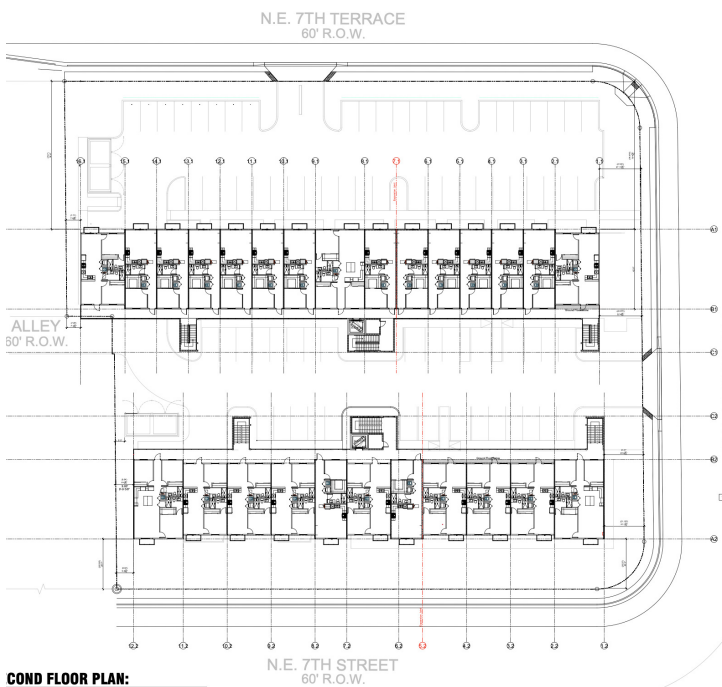
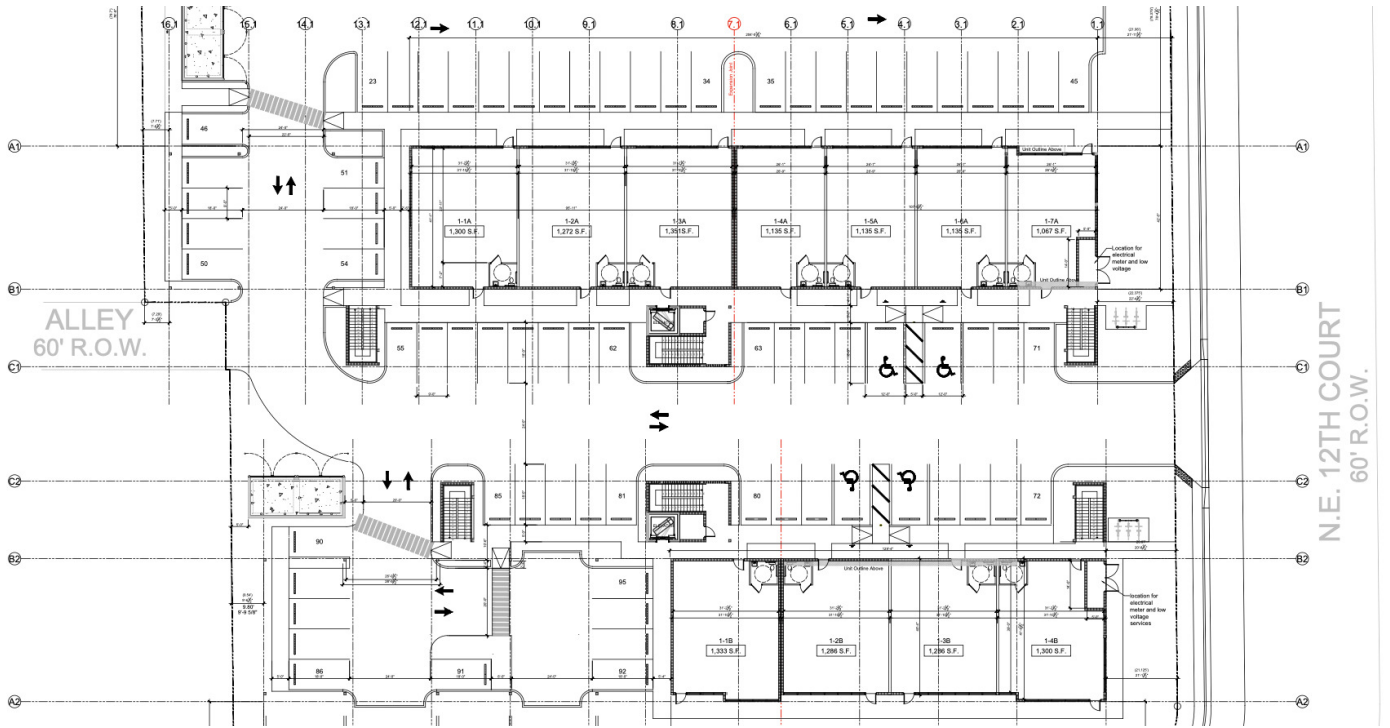
1.83-acre (\pm 79,715 SF) mixed-use development site in Northeast Cape Coral zoned CC (Commercial Corridor). The sale includes site plan-approved architectural plans for a two-building, three-story mixed-use project totaling approximately 56,344 square feet. The proposed development consists of 52 residential units (42,744 SF) and approximately 13,600 square feet of ground-floor commercial space designed to support neighborhood-serving retail and service uses. The project spans two contiguous parcels and is positioned within the Northeast Cape Coral growth corridor with direct access to Del Prado Boulevard and Pine Island Road, two of the area's primary commercial and commuter arteries.



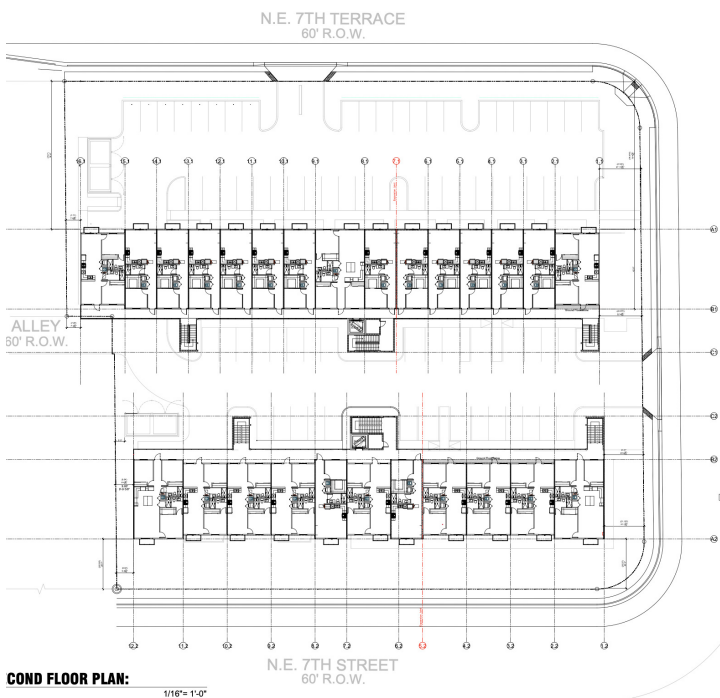
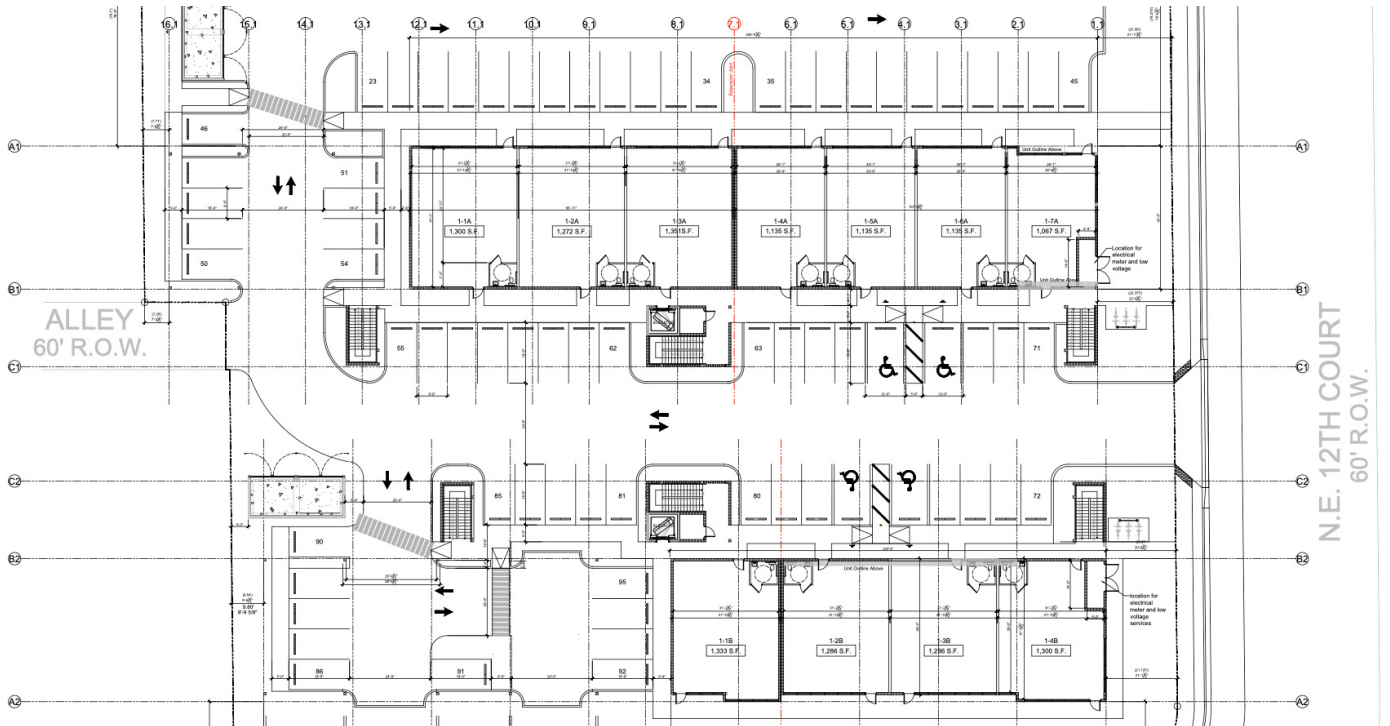
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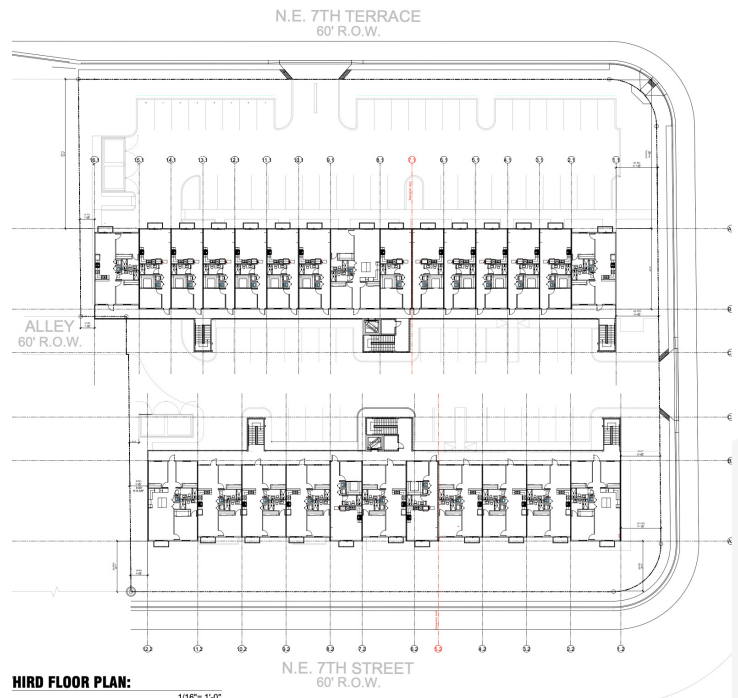
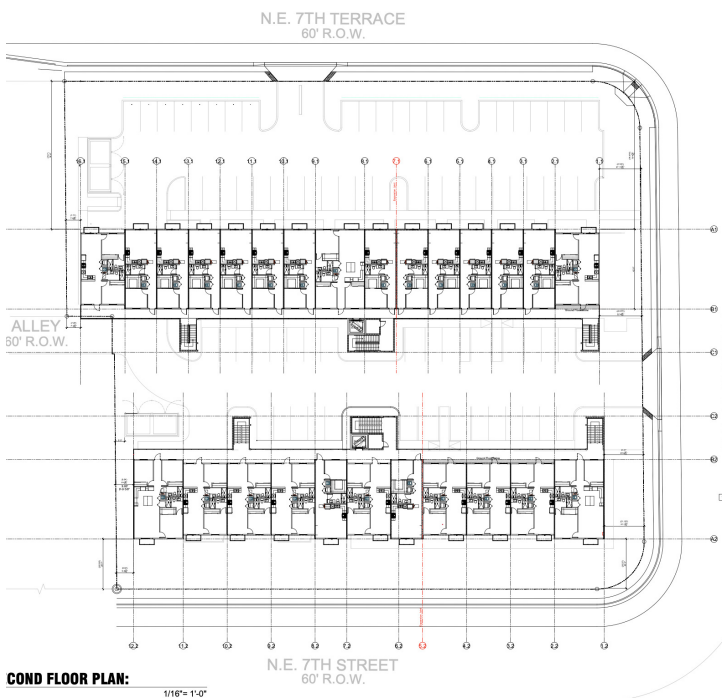
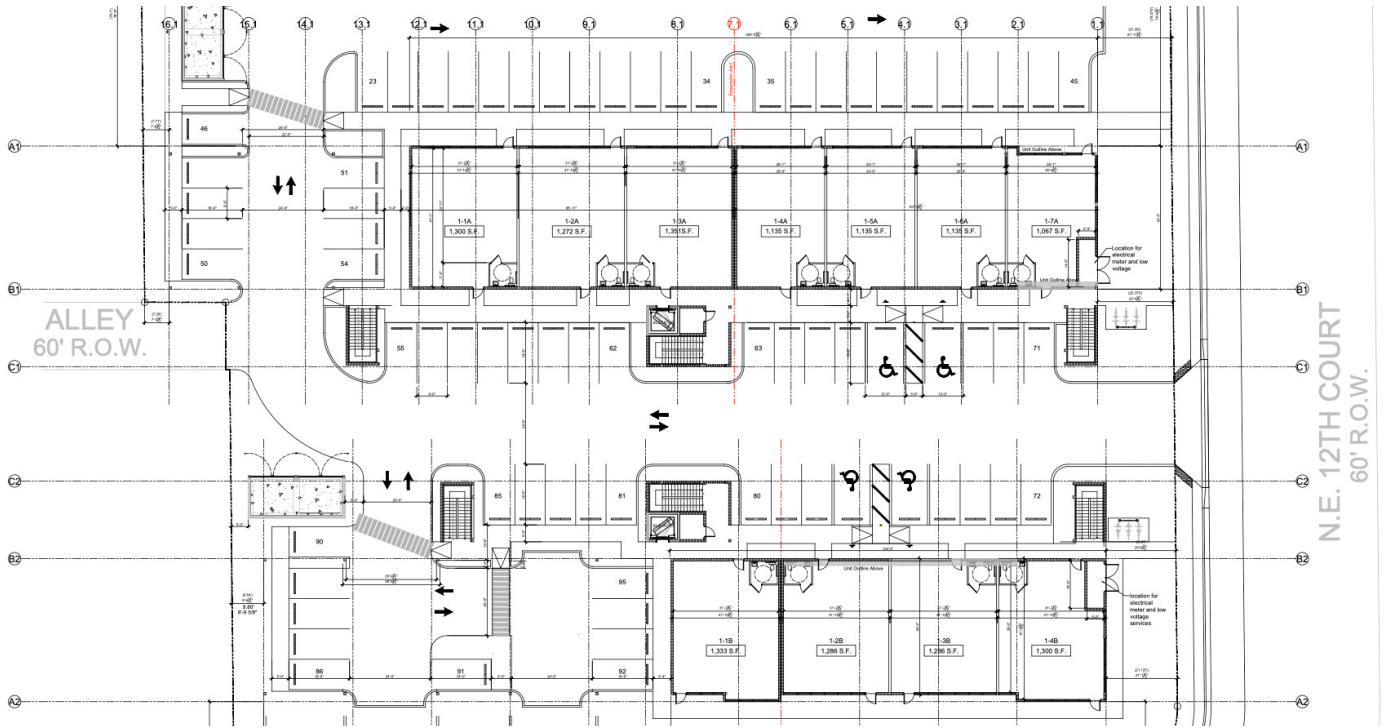
Ground Floor Plan



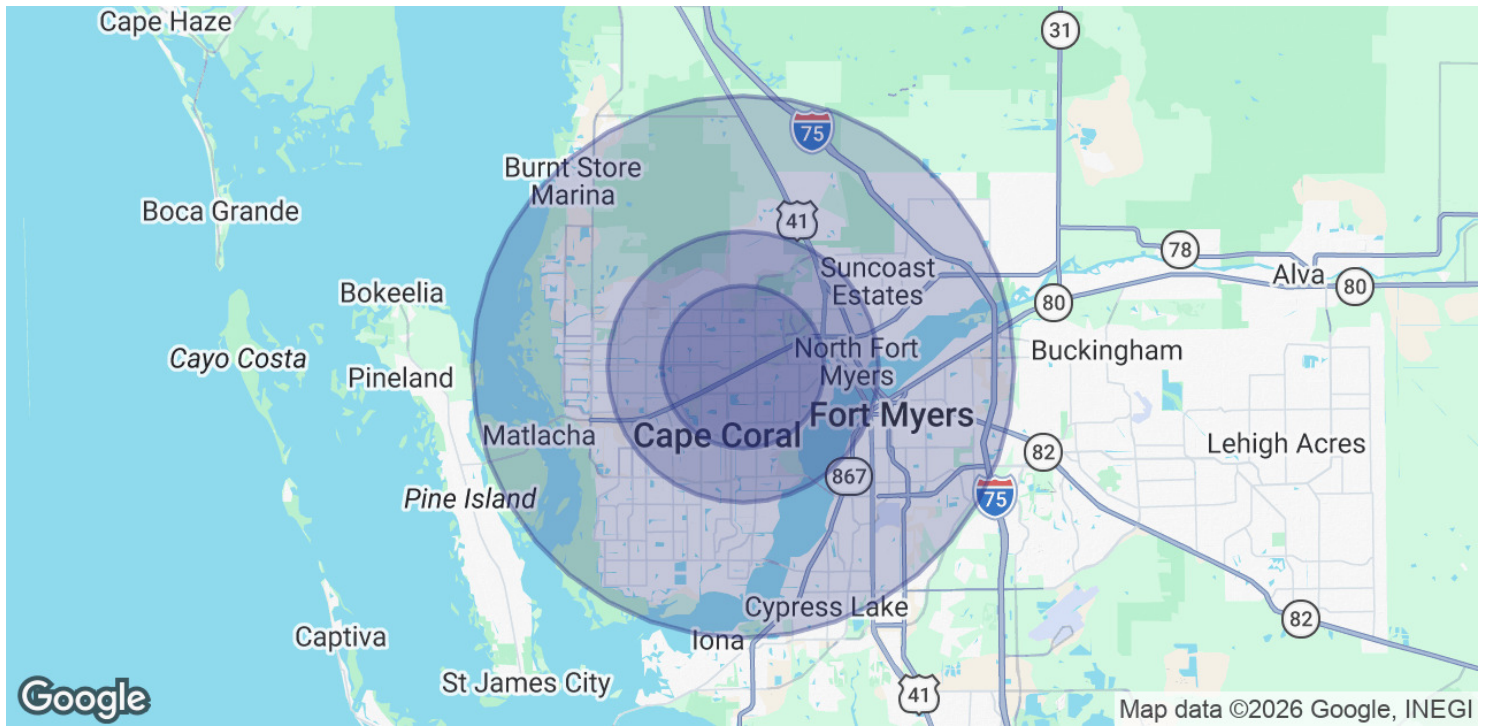
Second Floor Plan



Third Floor Plan



Demographics Map & Report



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	69,887	162,250	422,545
Average Age	43	45	47
Average Age (Male)	42	44	46
Average Age (Female)	44	46	48

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	26,396	64,206	177,867
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$84,336	\$85,220	\$86,955
Average House Value	\$322,552	\$319,239	\$355,459

Demographics data derived from AlphaMap