

FOR SALE

# ANDALUSIA BLVD & NE 27TH LN

NORTH CAPE INDUSTRIAL  
PARK - LAND

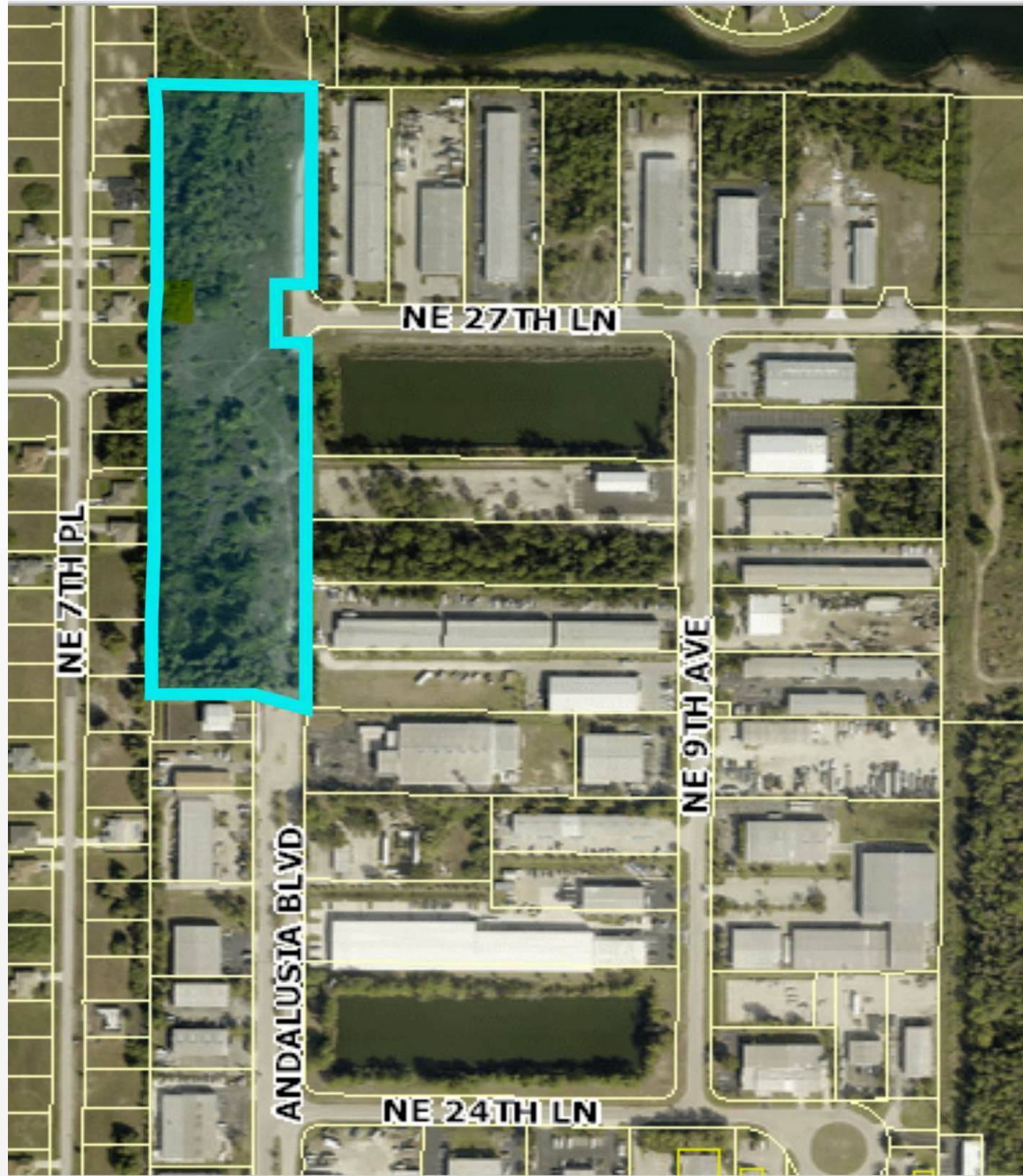
Cape Coral, FL 33909

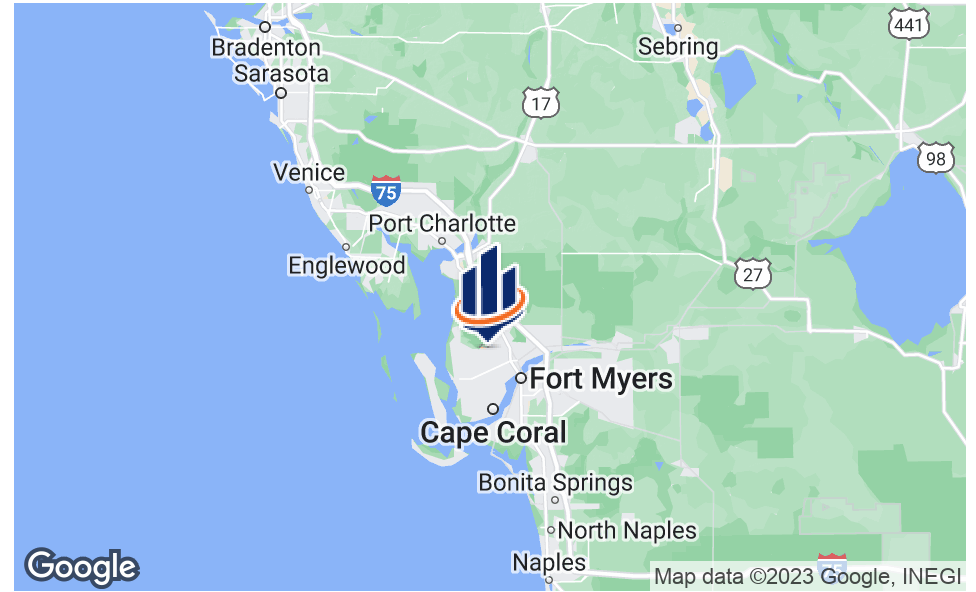
PRESENTED BY:

TIFFANY LUONGO

O: 239.707.1700

TiffanyL@SVN.com





## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,000,000
<b>LOT SIZE:</b>	5.93 Acres
<b>PRICE / ACRE:</b>	\$337,268
<b>ZONING:</b>	Industrial
<b>MARKET:</b>	Cape Coral
<b>APN:</b>	30-43-24-C4-00007.0000
<b>VIDEO:</b>	<a href="#">View Here</a>

## LOCATION OVERVIEW

This site is located at the NW Corner of the North Cape Industrial Park. The subject property offers vacant industrial land in an area of high demand and will be developed to service the surrounding community for years to come. Originally

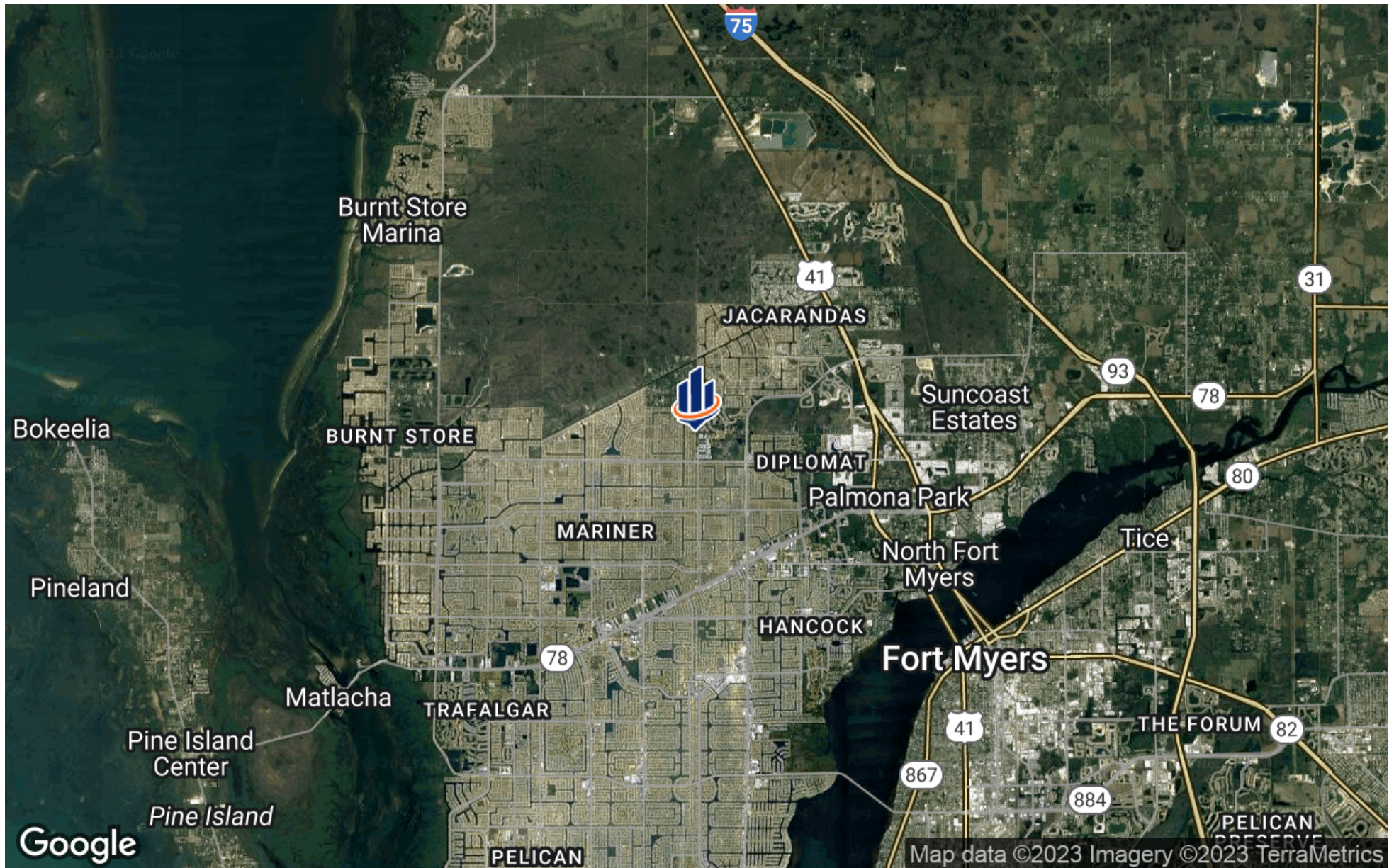
Cape Coral has experienced explosive growth since the year 2000. The population has increased by over 90% since the year 2000 and is expected to experience further growth with current trends showing 1000 people moving to Florida every day. The median household incomes are up nearly 58% since 2000 while property values have increased over 134% since that same year. Cape Coral is primed to see continued growth in all areas of the local economy which will certainly benefit the subject property.

## PROPERTY HIGHLIGHTS

- Address: NE 27th Lane and Andalusia Blvd
- PID: 30-43-24-C4-00007.0000
- Acreage: 5.93
- Sale Price: \$2,000,000
- Zoning: Industrial (I)
- Future Land Use: Light Industrial (I)

**TIFFANY LUONGO**  
O: 239.707.1700  
TiffanyL@SVN.com





TIFFANY LUONGO  
 O: 239.707.1700  
 TiffanyL@SVN.com



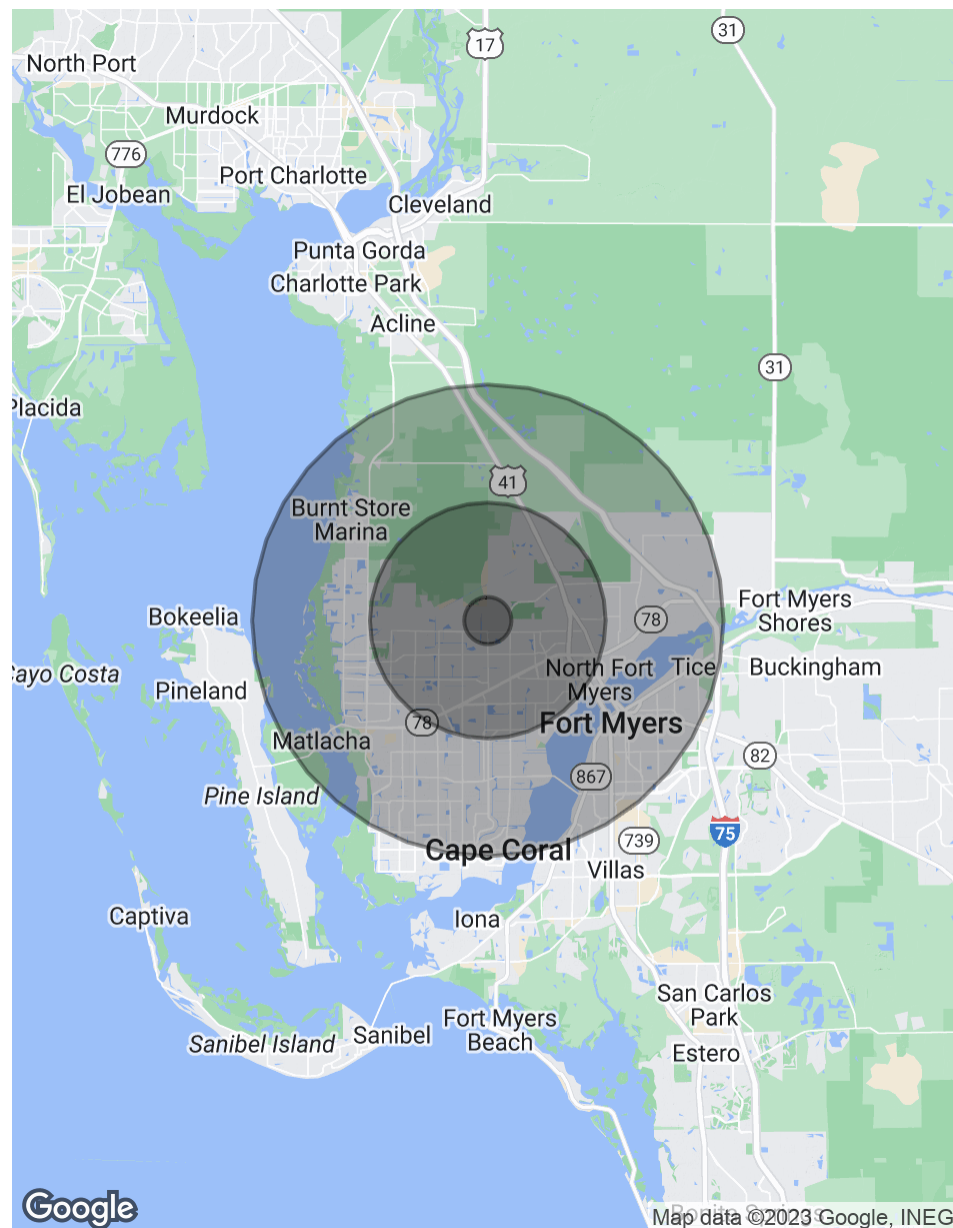
## POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,672	69,572	261,154
AVERAGE AGE	46.2	43.9	43.3
AVERAGE AGE (MALE)	42.7	42.1	42.1
AVERAGE AGE (FEMALE)	49.2	45.5	44.4

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,065	27,402	103,995
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$57,997	\$53,891	\$59,207
AVERAGE HOUSE VALUE	\$190,901	\$178,391	\$207,143

\* Demographic data derived from 2020 ACS - US Census



TIFFANY LUONGO

O: 239.707.1700

TiffanyL@SVN.com