

HCA Florida
Cape Coral Emergency

Walmart
Neighborhood Market

Publix

CRUNCH
FITNESS

TIRECHOICE
AUTO SERVICE CENTERS

PAPA JOHN'S

CUBESMART
self storage



SKYLINE BLVD. - AADT 23,000±

PINE ISLAND ROAD - AADT 42,000±

LSI
COMPANIES

OFFERING MEMORANDUM

1119 SW PINE ISLAND ROAD

1.04± ACRE COMMERCIAL OUTPARCEL - CAPE CORAL, FL

PROPERTY SUMMARY

Property Address: 1119 Pine Island Road
Cape Coral, FL 33991

County: Lee

Property Type: Commercial Outparcel

Property Size: 1.04± Acres

Zoning: Commercial Corridor (CC)

Tax Information: \$16,601.05 (2024)

STRAP Number: 15-44-23-C3-11000.0050

LIST PRICE:

\$1,050,000

\$23.18 PSF

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SALES EXECUTIVES



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Research & Sales Associate



Max Molloy, CCIM
Senior Broker Associate



Alex Henderson, CCIM
Senior Broker Associate



DIRECT ALL OFFERS TO:

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OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

1119 SW Pine Island Road is a 1.04± acre commercial outparcel located along high-traffic Pine Island Road in Cape Coral, Florida.

KEY HIGHLIGHTS:

- Commercial Corridor zoning
- 240± feet of frontage and an average daily traffic count of 42,000 AADT
- Maximum buildable Sq. Ft.: 4,030± Sq. Ft. per association guidelines
- Shared access via Ceitus Terrace and Pine Island Road

LOCATION FEATURES:

- Situated within the Shops at Cape Crossing condominium association
- Utilities available on-site with existing stormwater retention
- Surrounded by major national retailers
- Excellent visibility, access, and connectivity to Veterans Parkway and Chiquita Boulevard

This development-ready parcel is ideal for QSR, medical, or service-based retail in one of Cape Coral's most active commercial corridors.



APPROVED USES

- Essential Services
- Educational Facilities
- Professional Office
- Retail
- Food and Beverage (with & without drive thru)
- Daycare Services
- Healthcare Services
- Banks and Finance
- Pharmacy
- Pet Services

**Please inquire for full list of approved uses.*

Maximum Buildable Sq. Ft.: 4,030



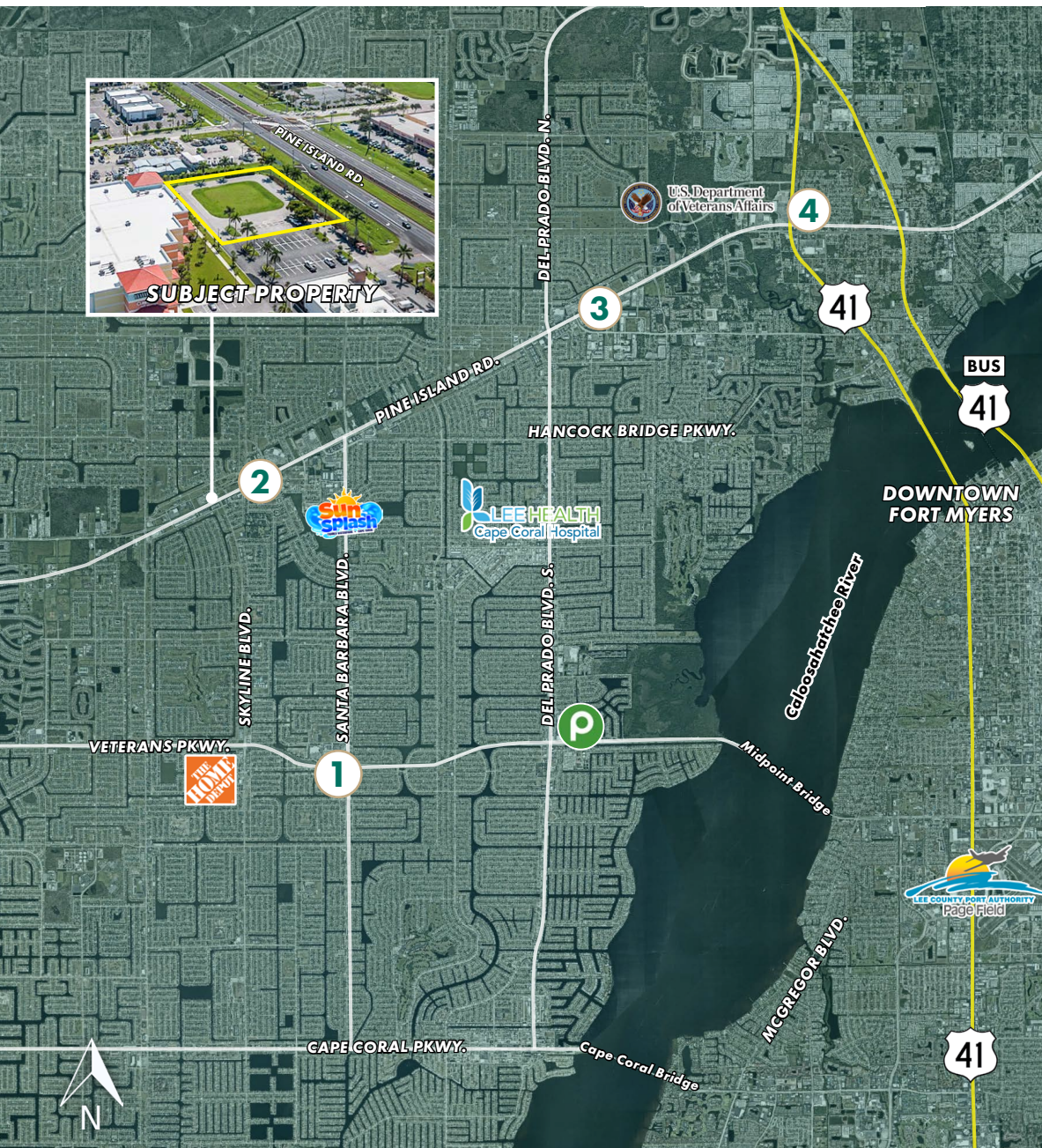
PROPERTY AERIAL



PROPERTY AERIAL



RETAIL MAP



1. MIDPOINT CENTER



2. PINE ISLAND ROAD



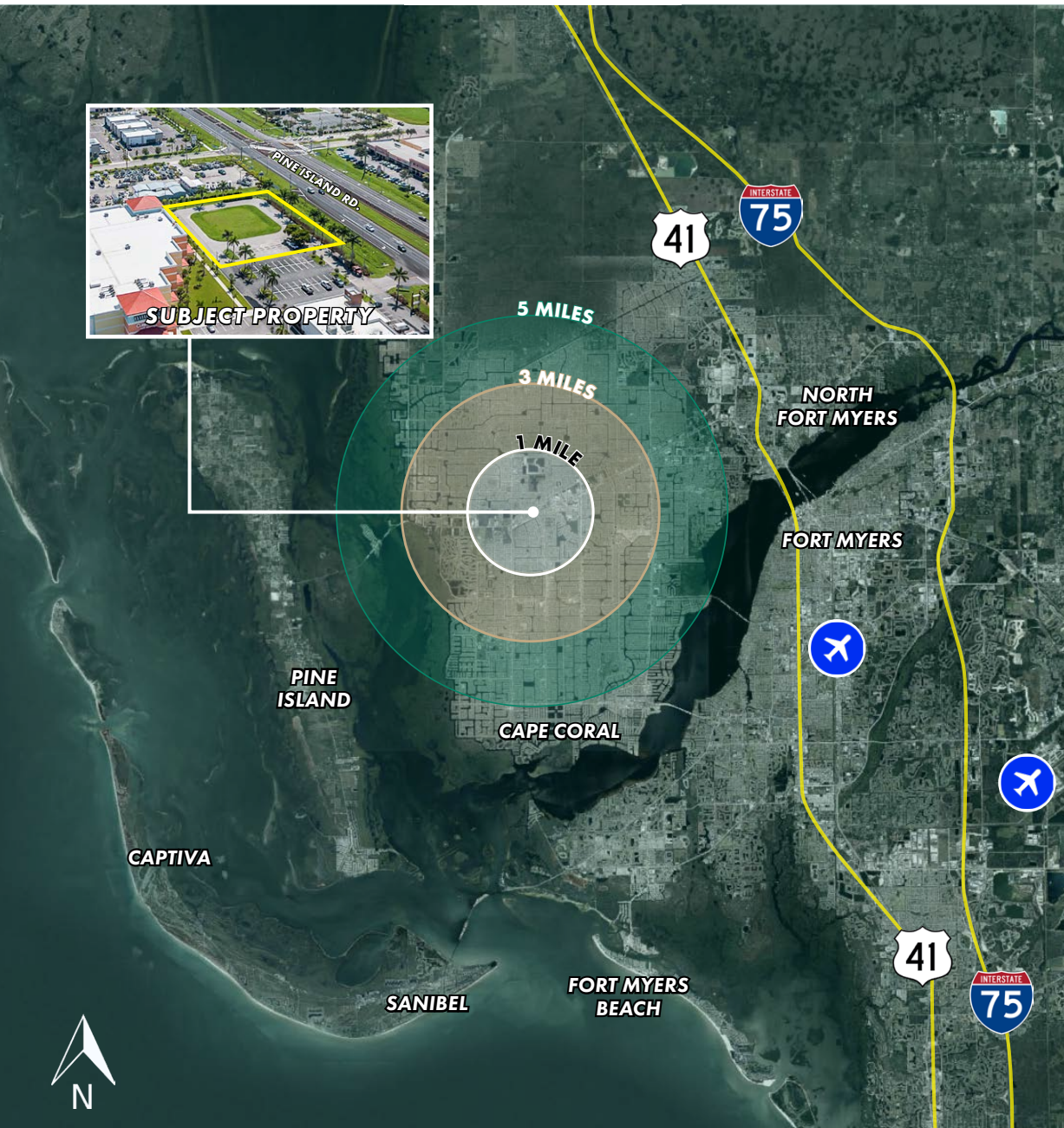
3. NORTH POINT SHOPPING CENTER



4. PINE ISLAND ROAD & US-41 INTERSECTION



LOCATION



1 MILE RADIUS

POPULATION



6,463

HOUSEHOLDS



2,429

MEDIAN INCOME



\$75,868

3 MILE RADIUS

POPULATION



71,298

HOUSEHOLDS



26,551

MEDIAN INCOME



\$77,500

5 MILE RADIUS

POPULATION



174,619

HOUSEHOLDS



67,786

MEDIAN INCOME



\$78,205

LOCATION HIGHLIGHTS

- 0.4± miles to Pine Island Road
- 0.6± miles to Walmart Neighborhood Market
- 1.2± miles to Sam's Club
- 1.3± miles to Publix Shopping Center
- 1.5± miles to Sun Splash Waterpark
- 3.6± miles to Cape Coral Hospital
- 6.2± miles to US-41

An aerial photograph of a suburban landscape, featuring a mix of residential houses, commercial buildings, parking lots, and green spaces. A major road with multiple lanes runs diagonally across the middle of the image. The entire image is covered with a semi-transparent teal overlay. In the center, the text 'LSI' is written in a large, white, serif font, with a thin orange horizontal line underneath it. Below 'LSI', the word 'COMPANIES' is written in a smaller, white, sans-serif font. At the bottom of this section, the website 'LSICOMPANIES.COM' is written in a small, white, sans-serif font.

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