



Mel's
DINER

DEPOT
Farm
MARKET

TOTAL PACKAGE
EST. 2018
CAR WASH

VetNow
URGENT CARE

House
OF NAILS

THE BLOWOUT
BLOWDRY BAR

SOCIETY
Salon Suites

THE HUNGRY CASSINIS
FAMILY FLOSTER SUITES

35 YEARS
Signarama
The way to grow your business.

BELL'S
DISCOUNT
OUTLET

NE 8TH TERRACE

NE 9TH ST.

NE 13TH AVE.

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OFFERING MEMORANDUM

1320 NE 9TH STREET

2.18± ACRE COMMERCIAL OUTPARCEL - CAPE CORAL, FL

PROPERTY SUMMARY

Property Address: 1320 NE 9th Street
Cape Coral, FL

County: Lee

Property Type: Commercial Land

Property Size: 2.18± Acres

Zoning: Commercial Corridor (CC)

Future Land Use: Pine Island Rd District (PIRD)

Tax Information: \$8,602 (2024)

LIST PRICE:
\$850,000
\$8.95 PSF

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SALES EXECUTIVES



Sawyer Gregory
Research & Sales Associate



Max Molloy, CCIM
Senior Broker Associate



Alex Henderson, CCIM
Senior Broker Associate



DIRECT ALL OFFERS TO:

Sawyer Gregory - sgregory@lsicompanies.com | (239) 246-1015

Alex Henderson, CCIM - ahenderson@lsicompanies.com | (239) 940-2856

Max Molloy, CCIM - mmolloy@lsicompanies.com | (239) 848-2050

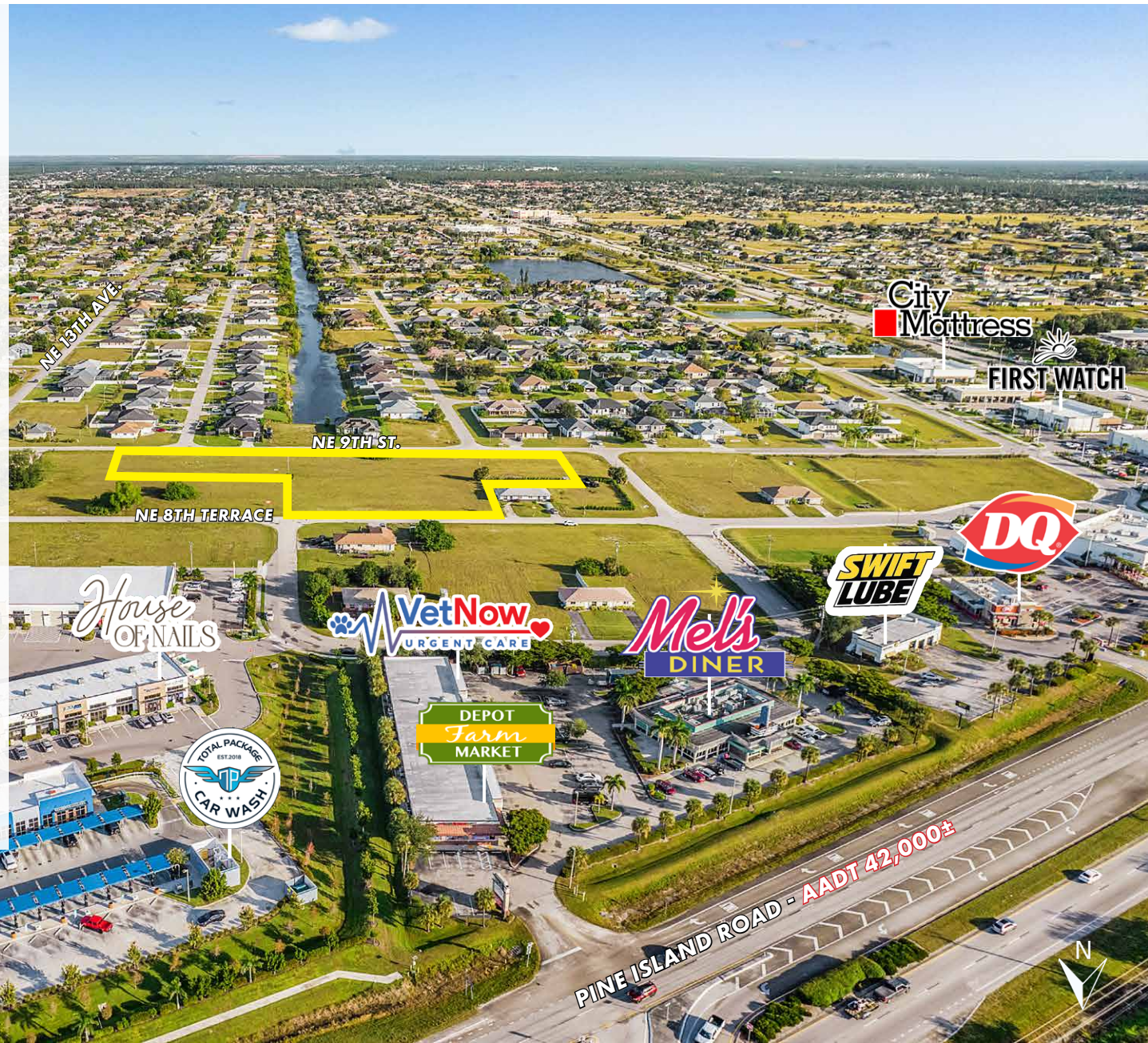
OFFERING PROCESS

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.

The subject property consists of ± 2.18 acres spanning eight contiguous parcels at the corner of NE 9th Street and NE 8th Terrace in Cape Coral, Florida. The site offers quick connectivity to both Pine Island Road and Del Prado Boulevard, two of Cape Coral's primary thoroughfares.

KEY HIGHLIGHTS:

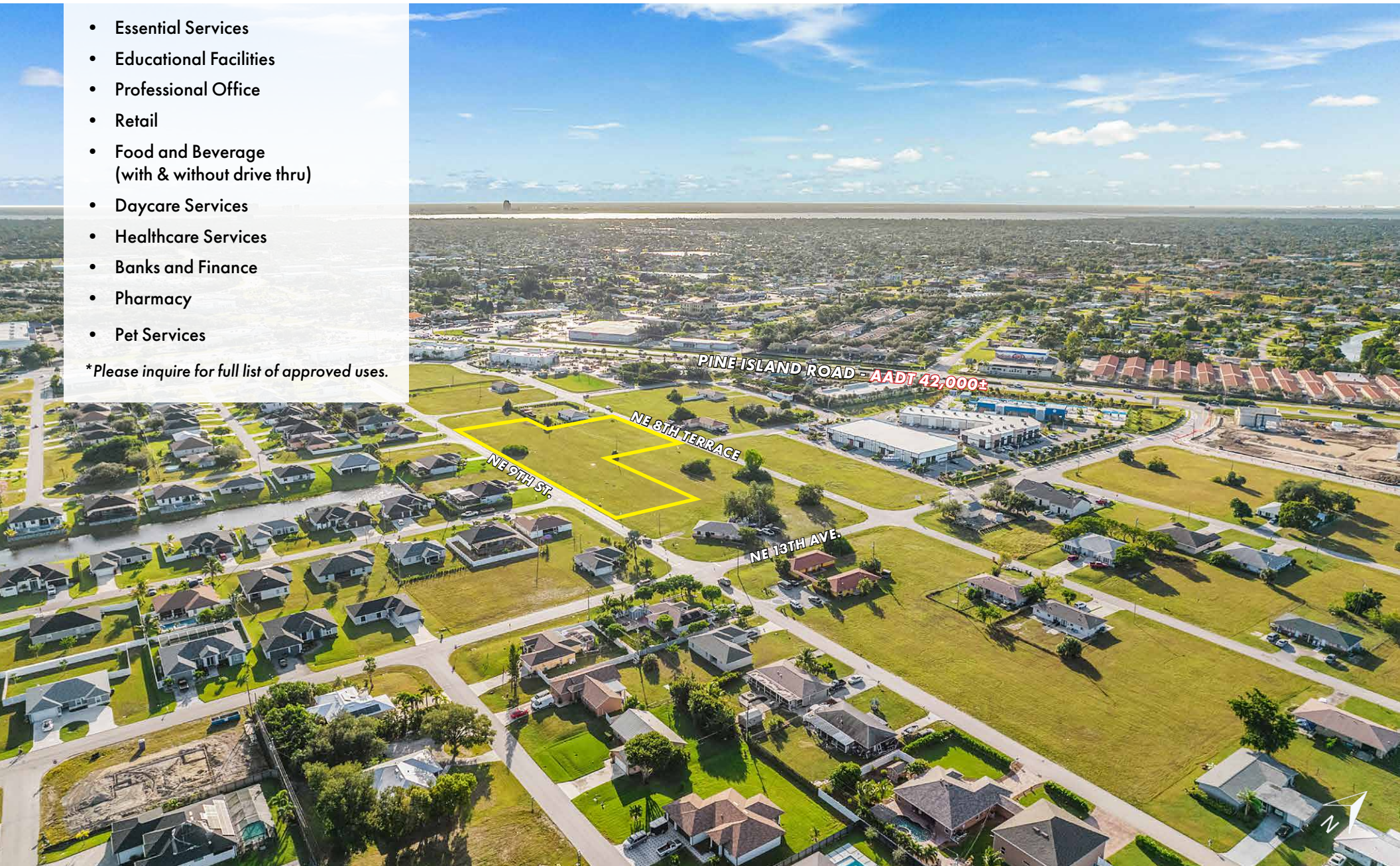
- **Access & Visibility:** Excellent connectivity to Pine Island Road (AADT: 53,500) and Del Prado Boulevard (AADT: 41,500).
- **Surroundings:** Positioned directly behind several newly developed commercial projects, providing strong synergy for future commercial development.
- **Configuration:** Eight adjacent parcels offering flexible development potential under a single zoning and land use designation.
- This site presents a prime opportunity for commercial development within the high-growth Pine Island Road corridor, benefiting from strong traffic counts, nearby national retailers, and continued expansion in the surrounding area.



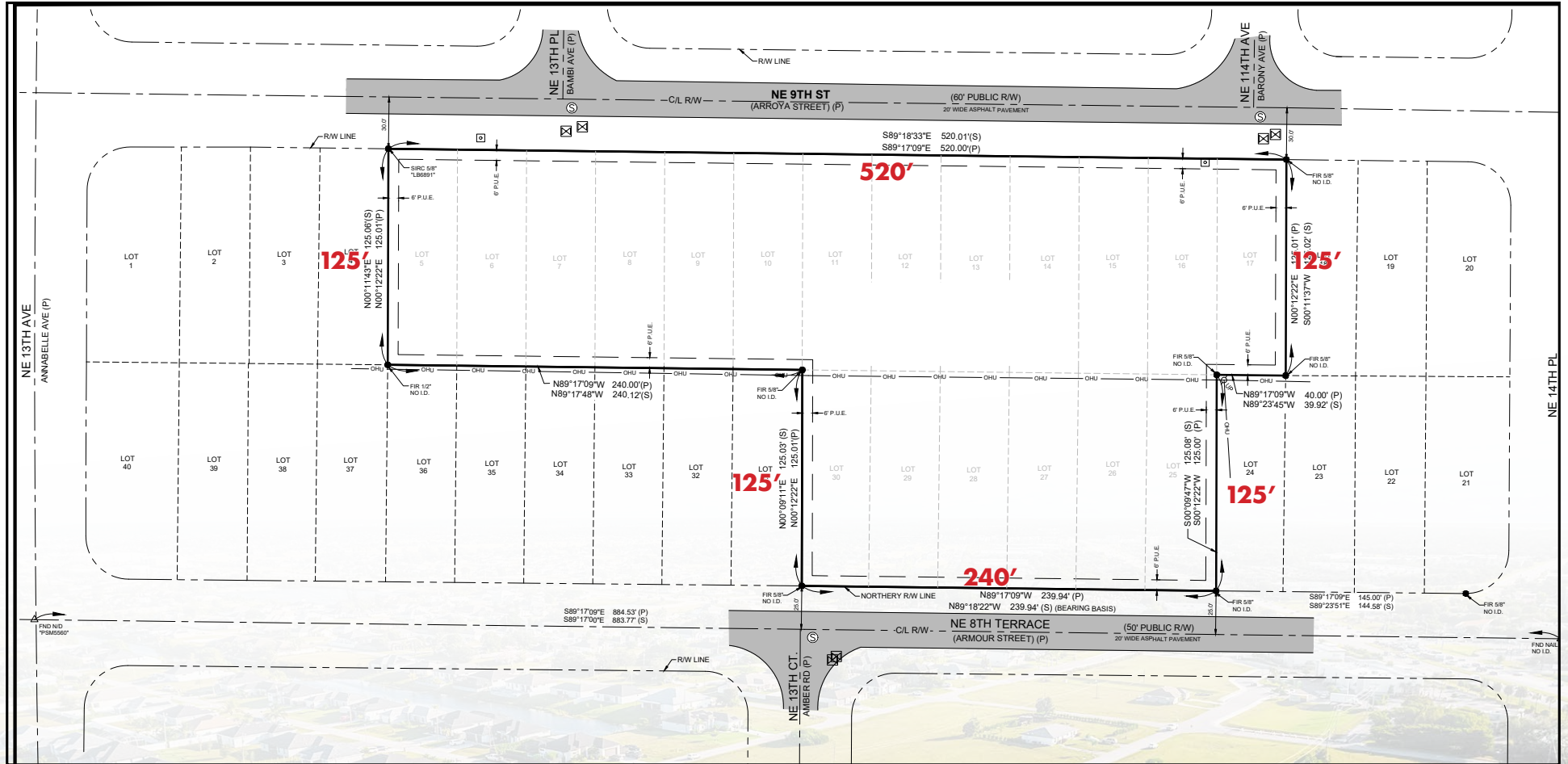
APPROVED USES

- 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.*



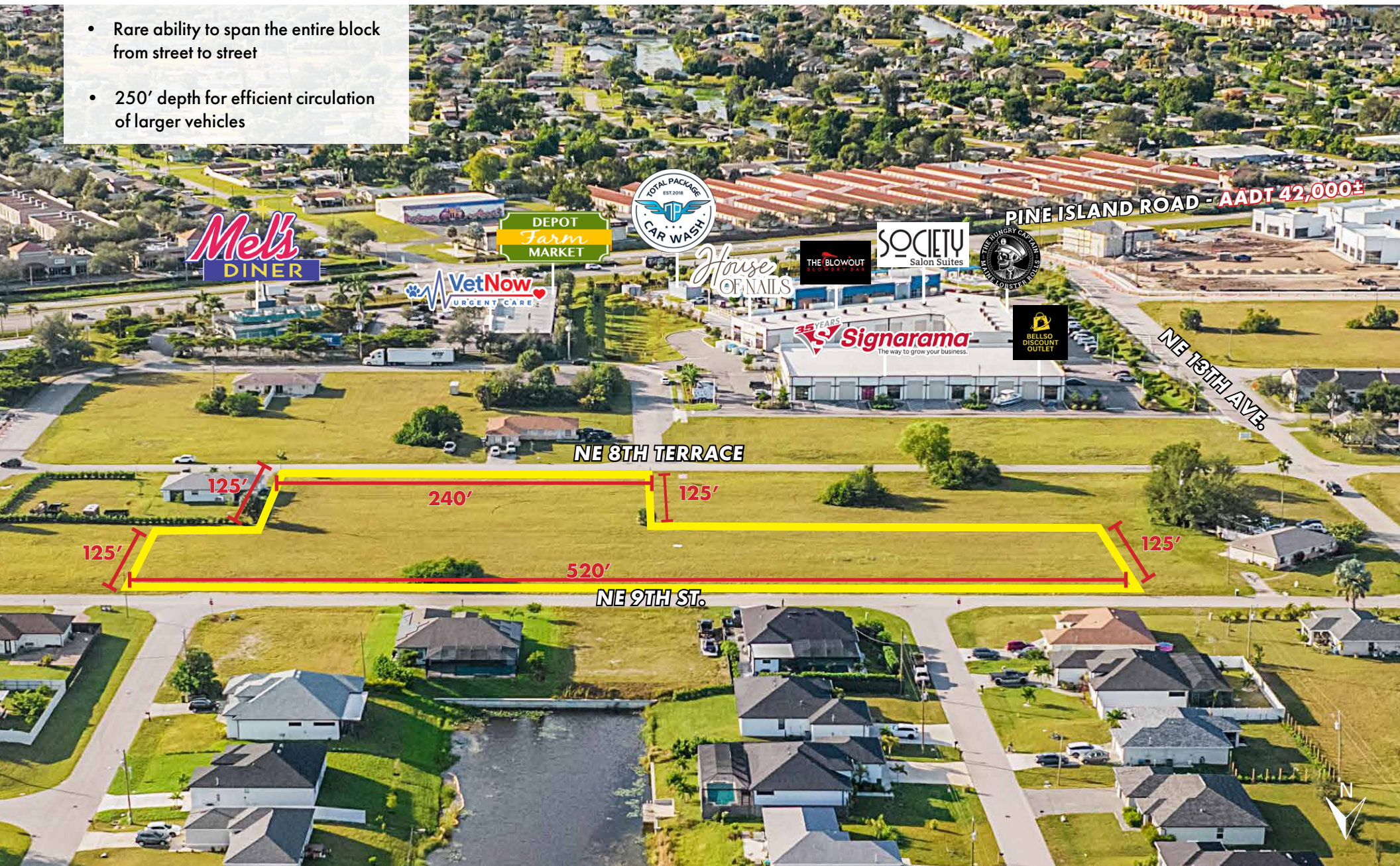
PROPERTY SURVEY



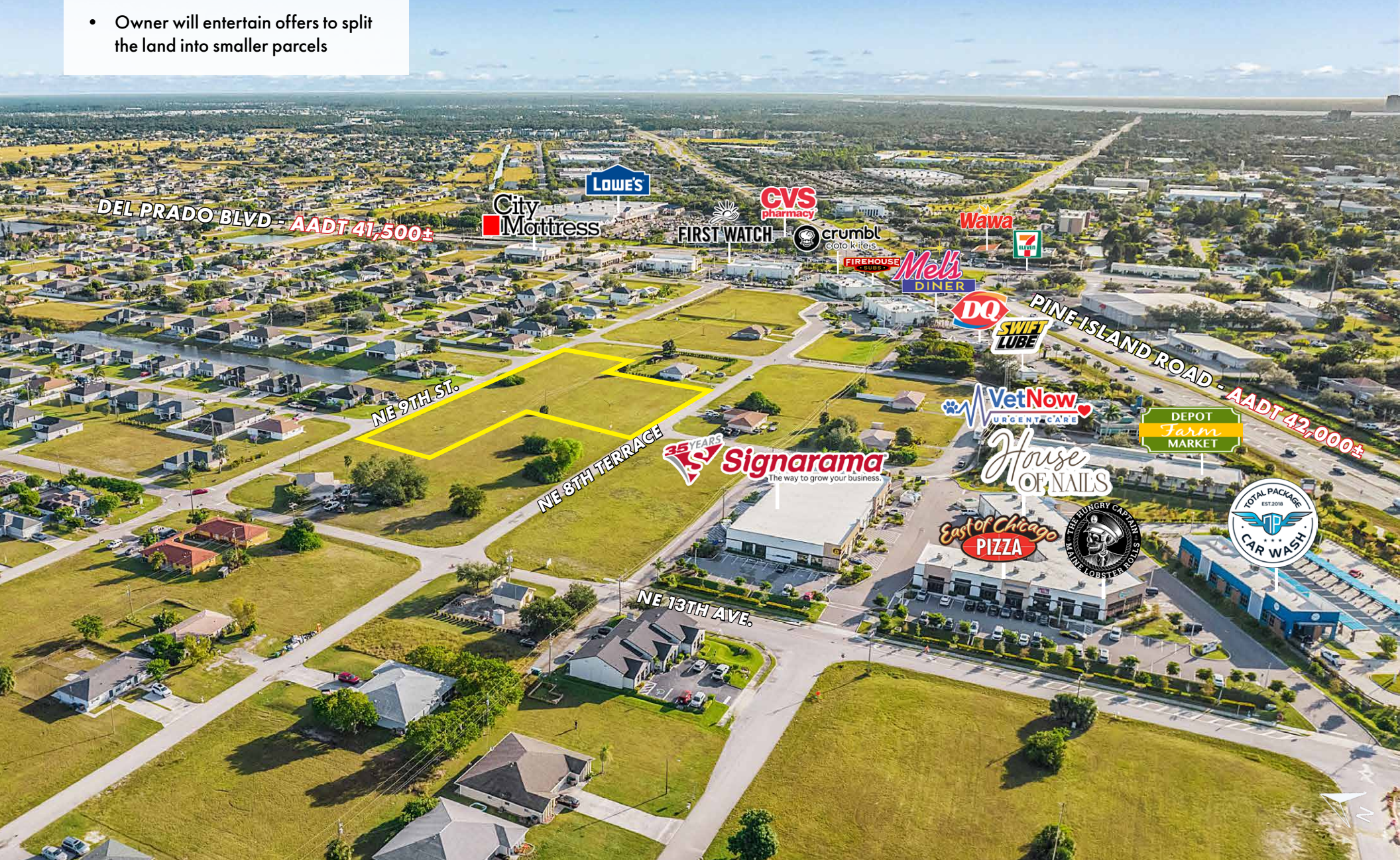


PROPERTY AERIAL

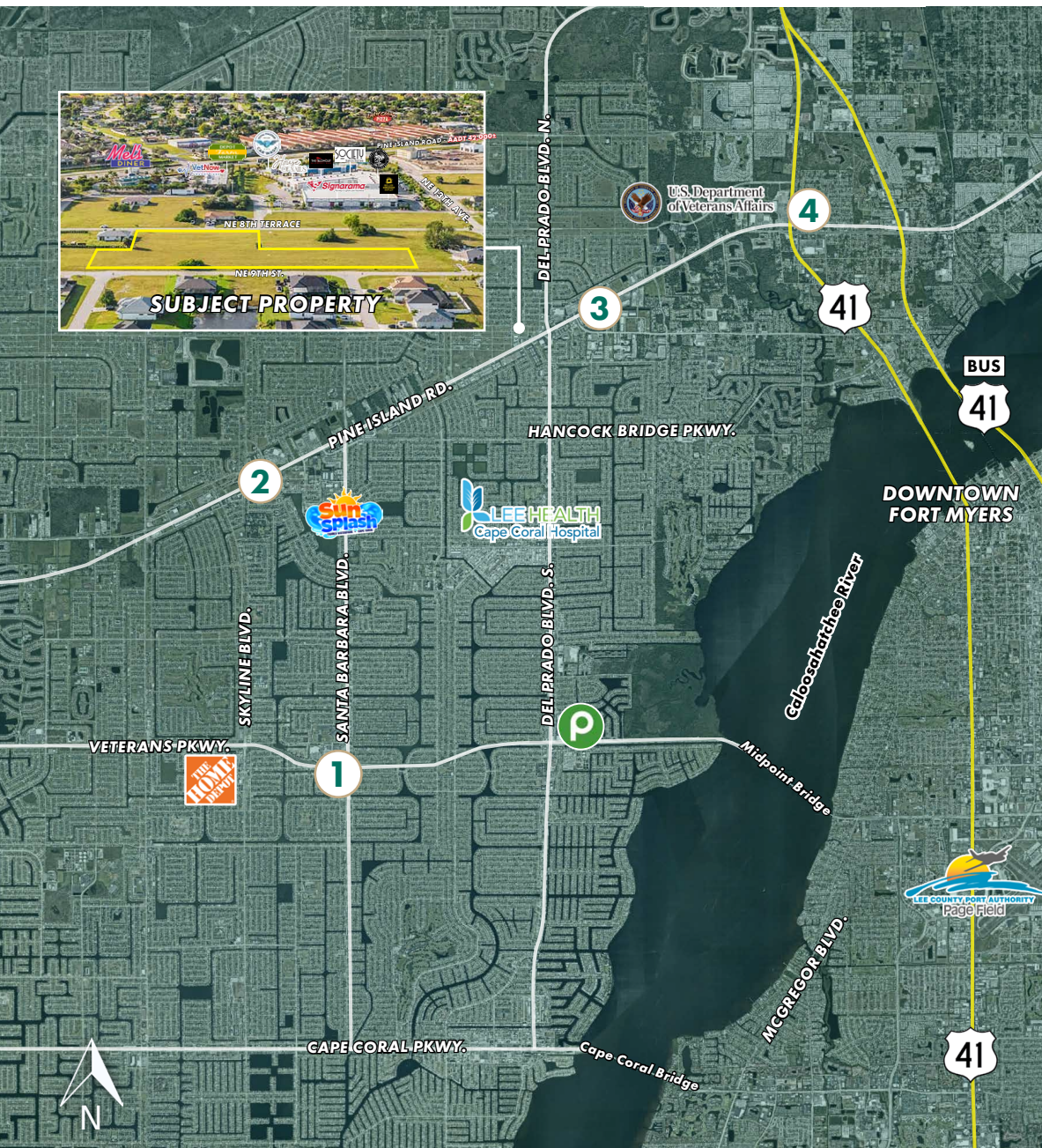
- Rare ability to span the entire block from street to street
- 250' depth for efficient circulation of larger vehicles



- Owner will entertain offers to split the land into smaller parcels



RETAIL MAP



1. MIDPOINT CENTER



2. PINE ISLAND ROAD



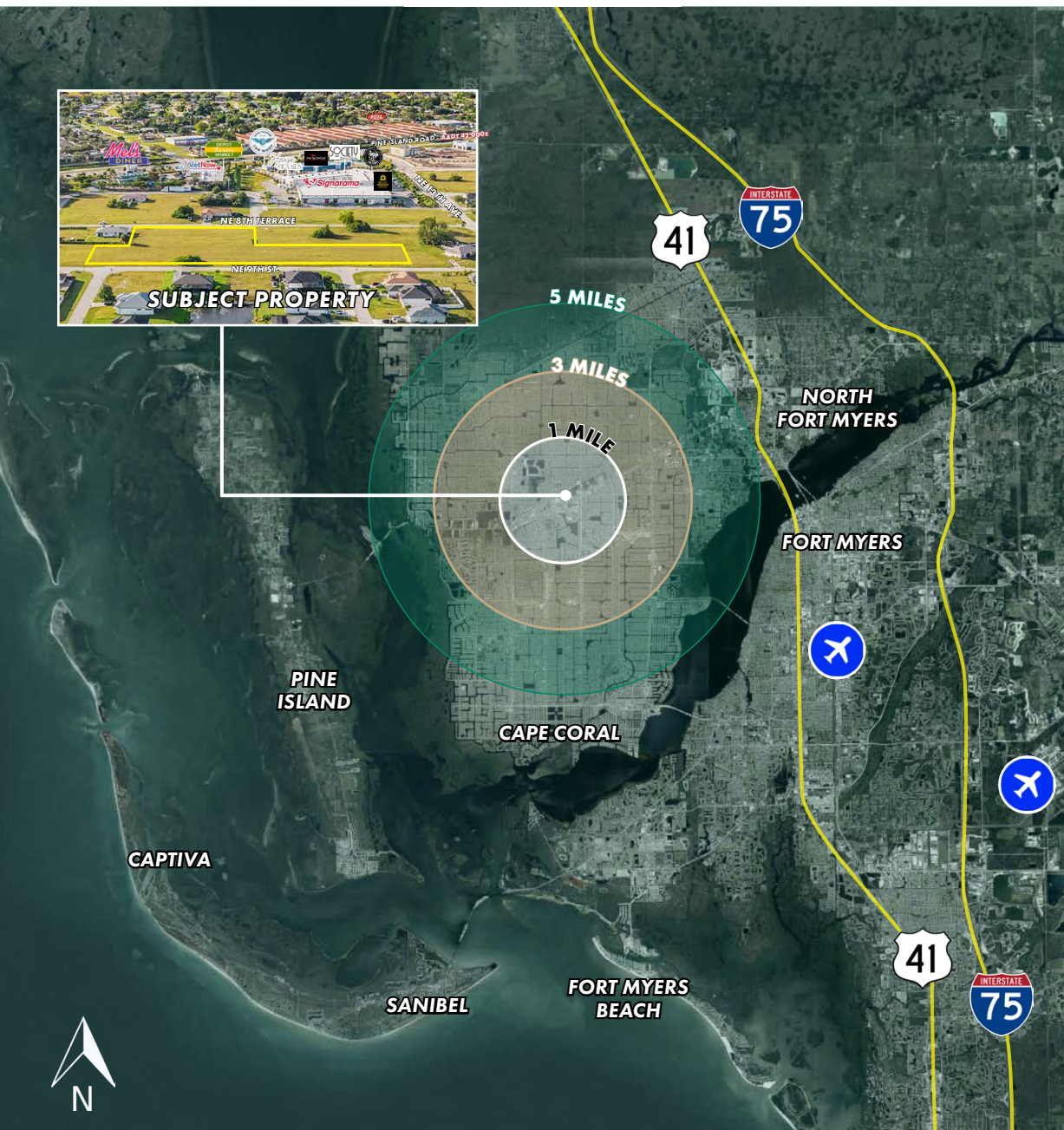
3. NORTH POINT SHOPPING CENTER



4. PINE ISLAND ROAD & US-41 INTERSECTION



LOCATION



1 MILE RADIUS

POPULATION



7,613

HOUSEHOLDS



2,785

MEDIAN INCOME



\$70,695

3 MILE RADIUS

POPULATION



69,444

HOUSEHOLDS



26,898

MEDIAN INCOME



\$61,013

5 MILE RADIUS

POPULATION



158,640

HOUSEHOLDS



64,868

MEDIAN INCOME



\$71,732

LOCATION HIGHLIGHTS

- 0.3± miles to Pine Island Road
- 0.4± miles to Walmart Neighborhood Market
- 1.0± miles to Sam's Club
- 1.1± miles to Publix Shopping Center
- 1.3± miles to Sun Splash Waterpark
- 3.0± miles to Cape Coral Hospital
- 5.9± 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.

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