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COMPANIES

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



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OFFERING PROCESS

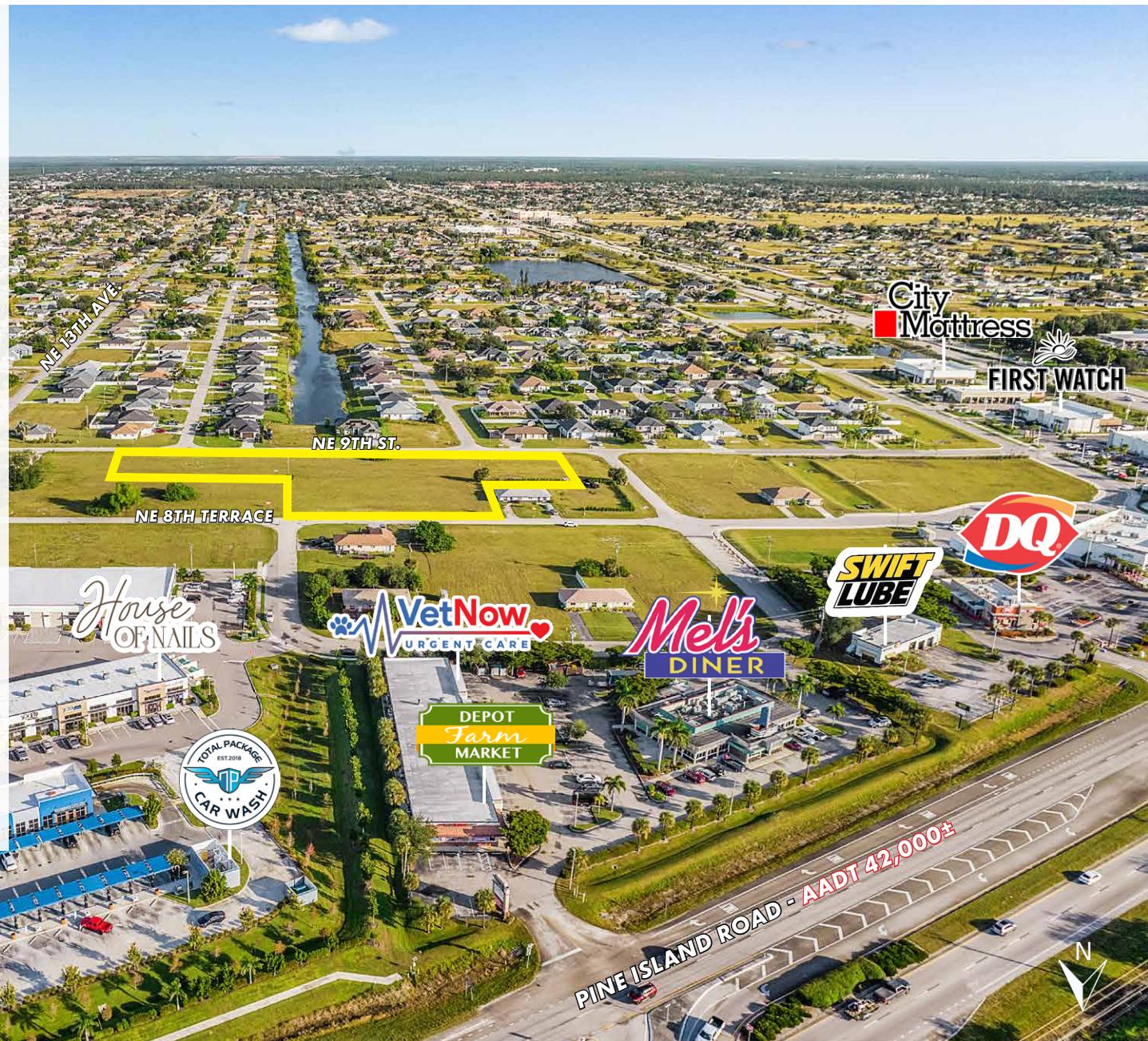
Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

EXECUTIVE SUMMARY

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:

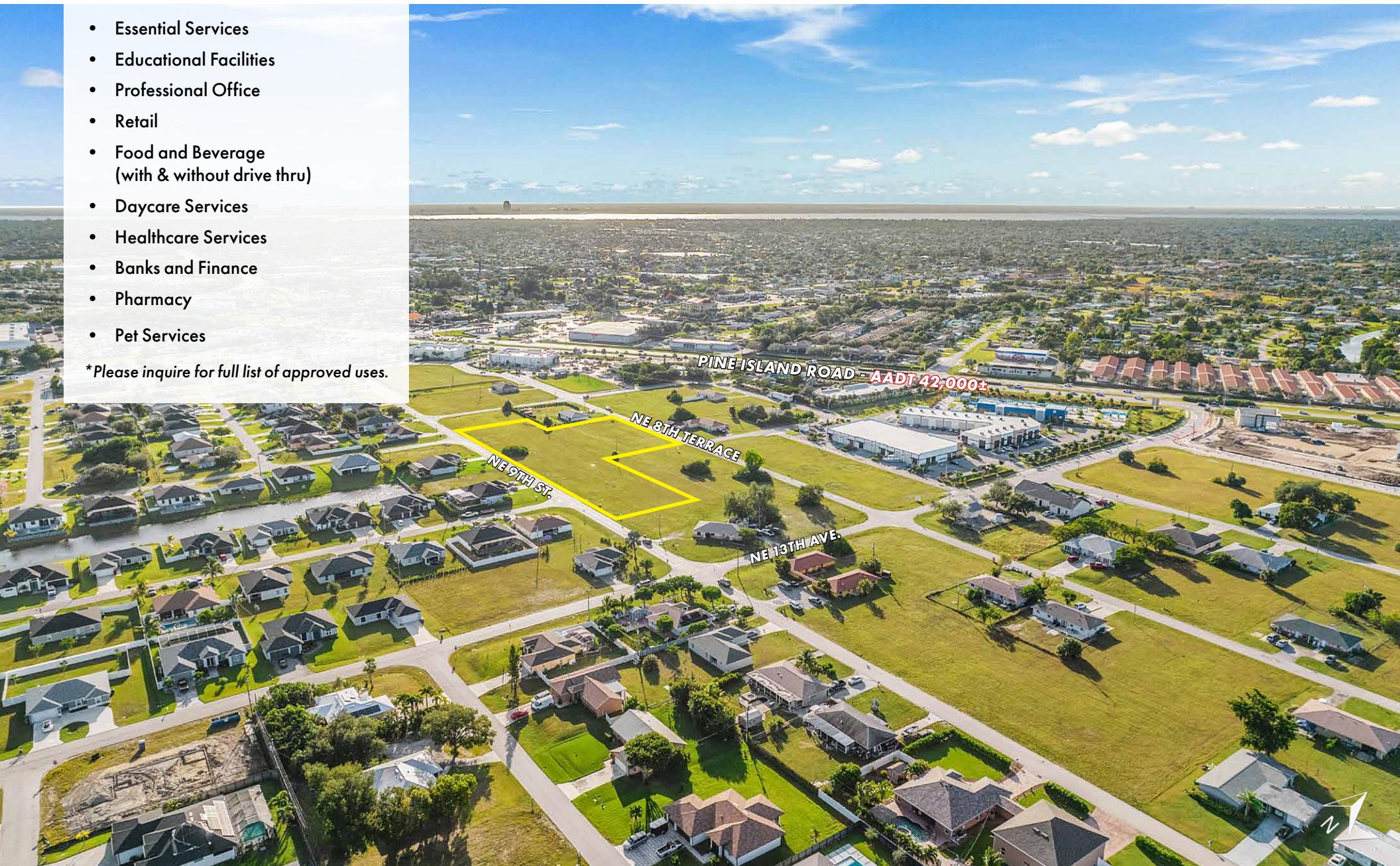
- **Access & Visibility:** Excellent connectivity to Pine Island Road (AADT: 53,500) and Del Prado Boulevard (AADT: 41,500).
- **Surroundings:** Positioned directly behind several newly developed commercial projects, providing strong synergy for future commercial development.
- **Configuration:** Eight 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.



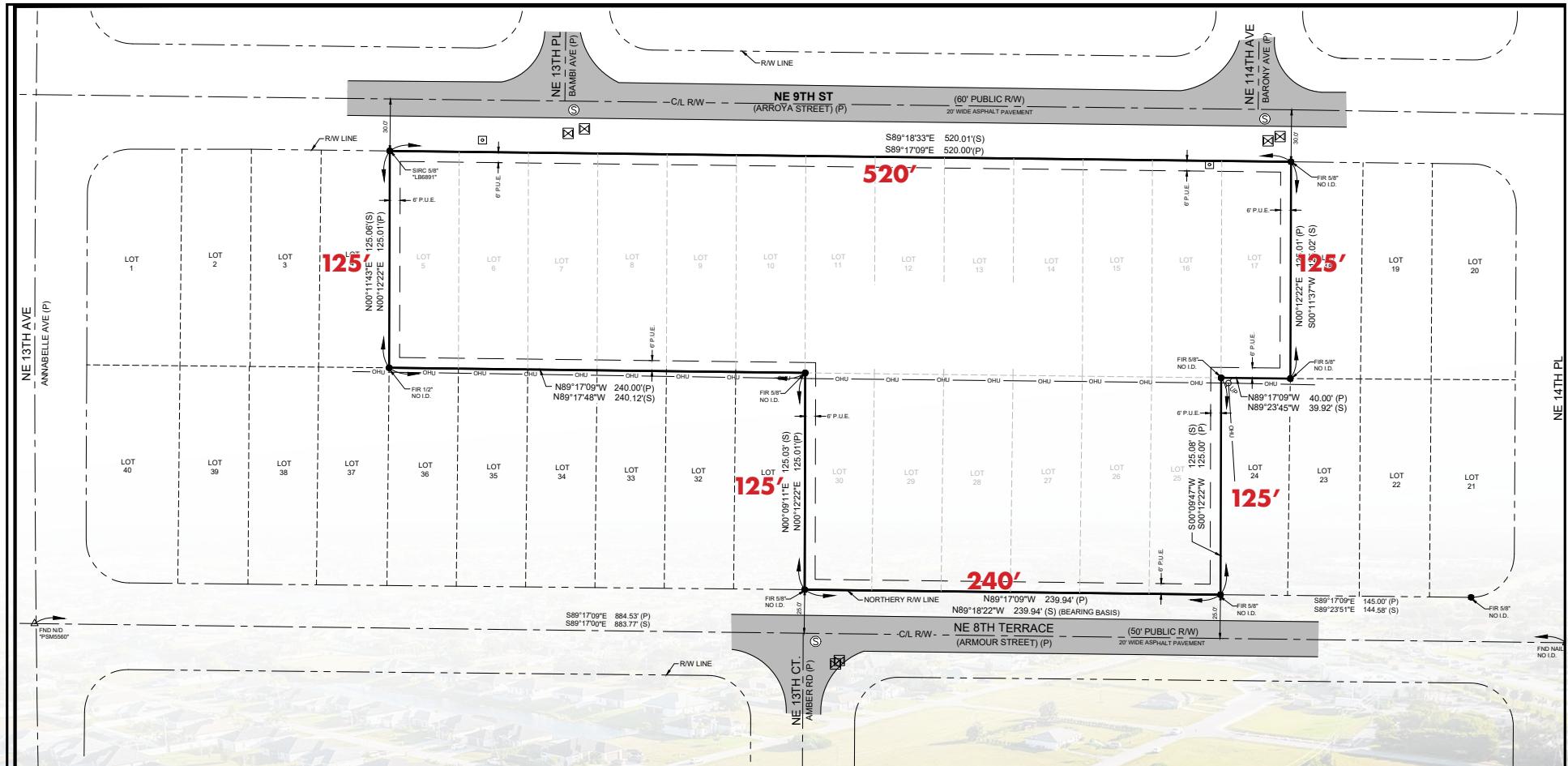
APPROVED USES

- 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.

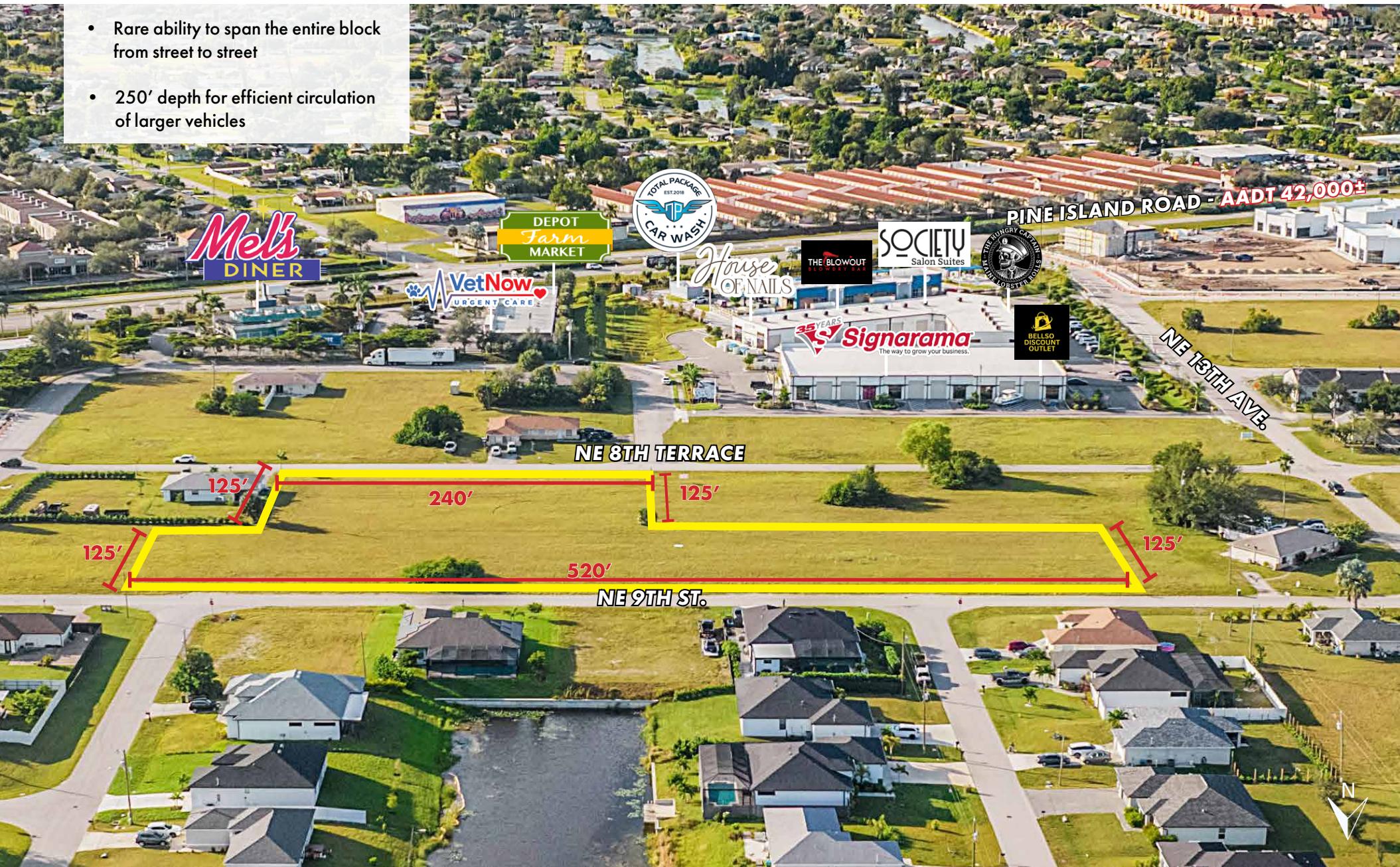


PROPERTY SURVEY



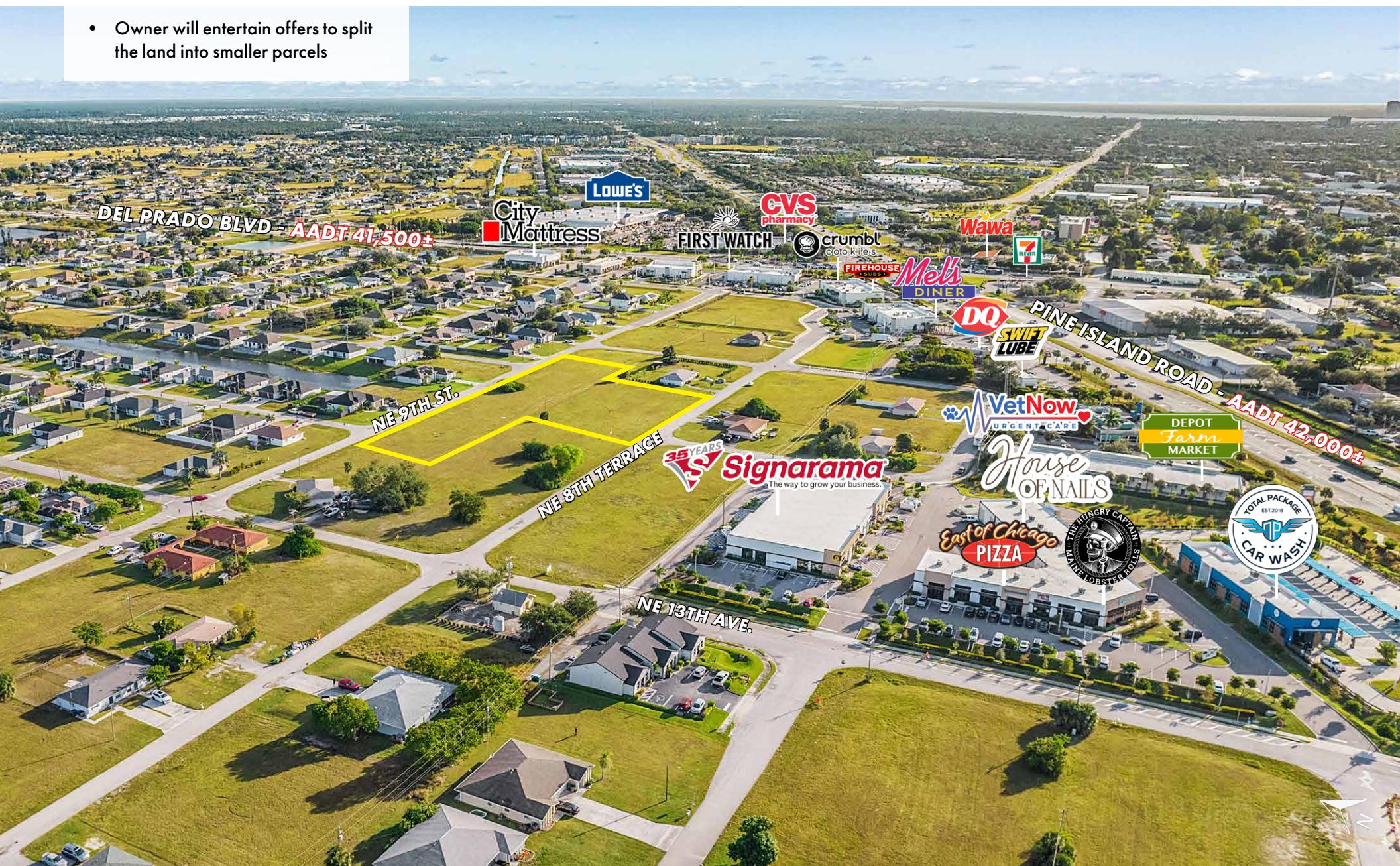
PROPERTY AERIAL

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

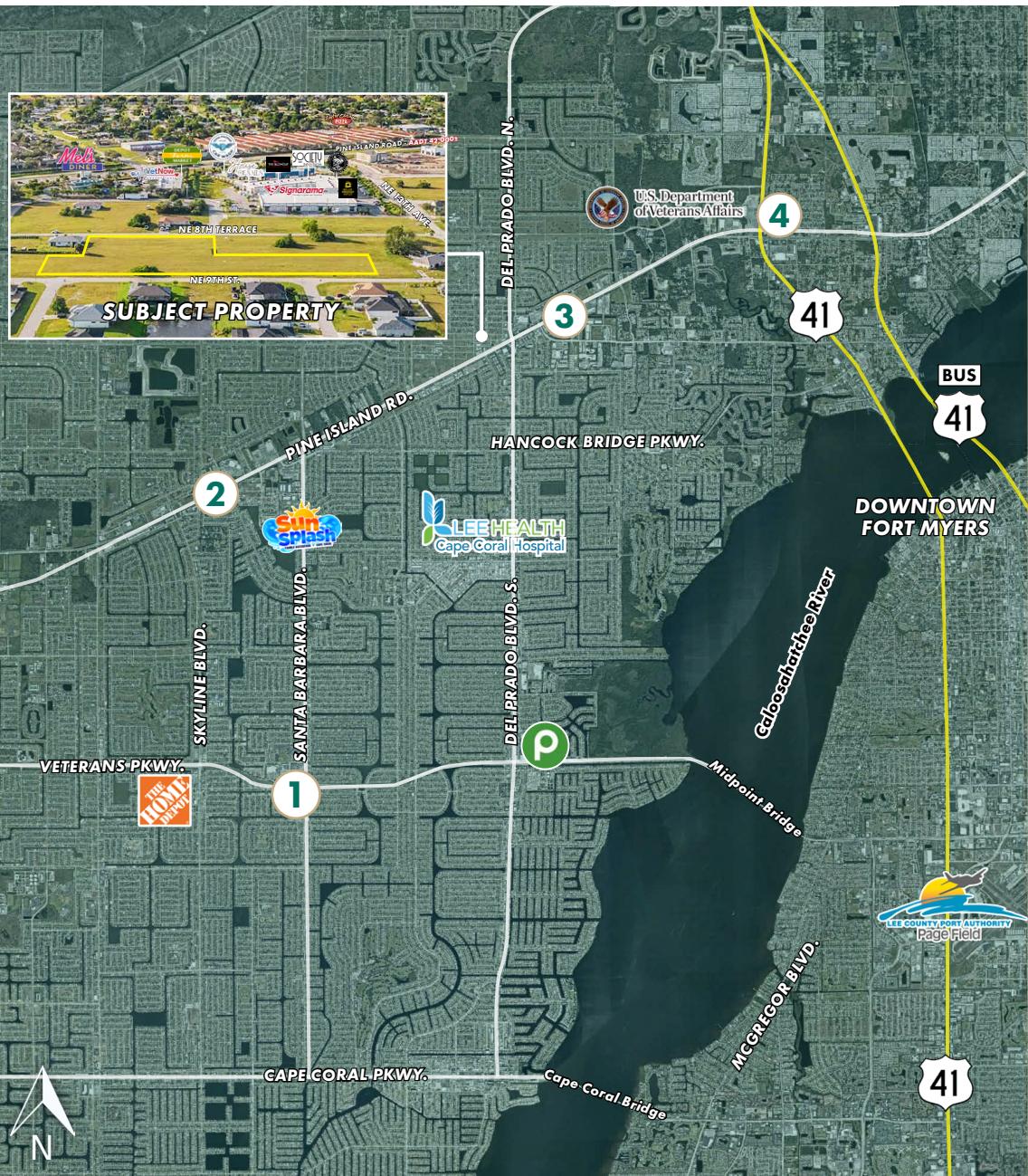


PROPERTY AERIAL

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



RETAIL MAP



1. MIDPOINT CENTER



2. PINE ISLAND ROAD



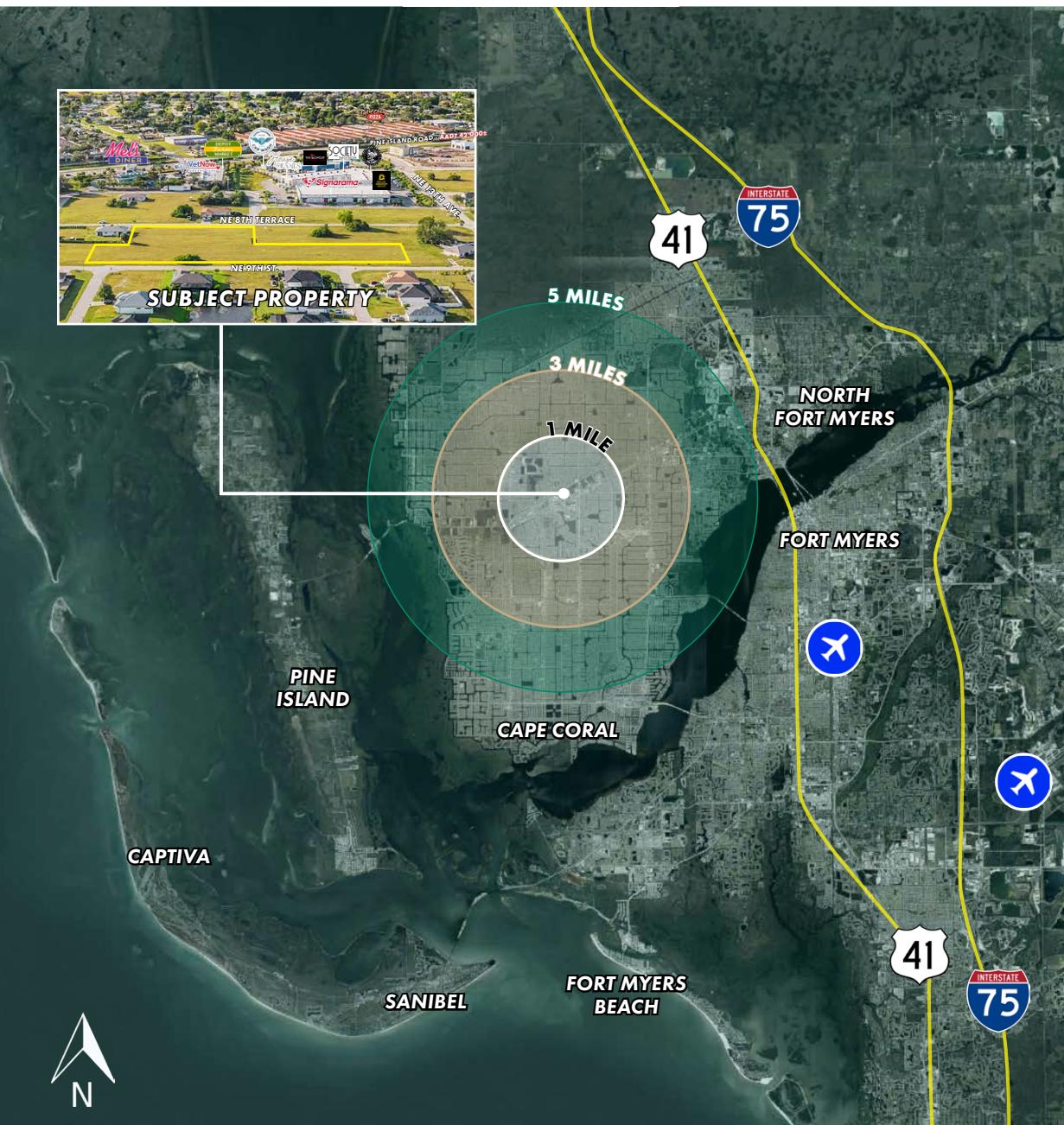
3. NORTH POINT SHOPPING CENTER



4. PINE ISLAND ROAD & US-41 INTERSECTION



LOCATION



1 MILE RADIUS

POPULATION	HOUSEHOLDS	MEDIAN INCOME
 7,613	 2,785	 \$70,695

3 MILE RADIUS

POPULATION	HOUSEHOLDS	MEDIAN INCOME
 69,444	 26,898	 \$61,013

5 MILE RADIUS

POPULATION	HOUSEHOLDS	MEDIAN INCOME
 158,640	 64,868	 \$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



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