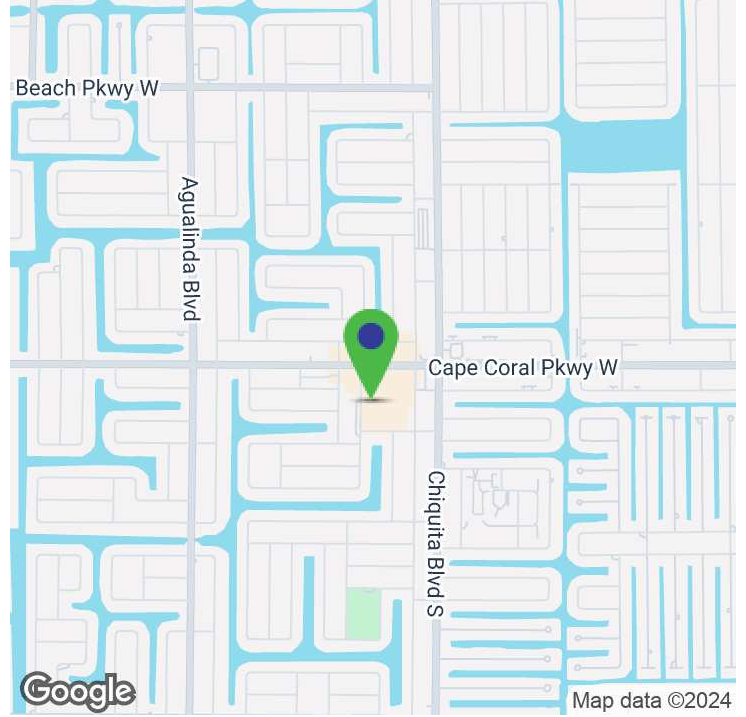


1708 CAPE CORAL PKWY W STE 4 CAPE CORAL, FL 33914



Medical Office - Owner Financing Available

FOR SALE



SALE PRICE **\$595,000**

OFFERING SUMMARY

STRAP #: 452316C2009000007
 Zoning: C2
 Square Footage: 2,183
 Price/SQ FT: \$272.56

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Population	48,476	117,843	358,608
Total Households	21,035	51,496	155,463
Median Age	50	51	49
Average HH Income	\$100,784	\$96,960	\$92,413

PROPERTY OVERVIEW

Medical Office with Full Buildout - Ready to use on Day One.
 Located in desirable SW Cape Coral near the corner of Cape Coral Pkwy. and Chiquita Blvd.
 This unit is also being offered for lease - call for details.



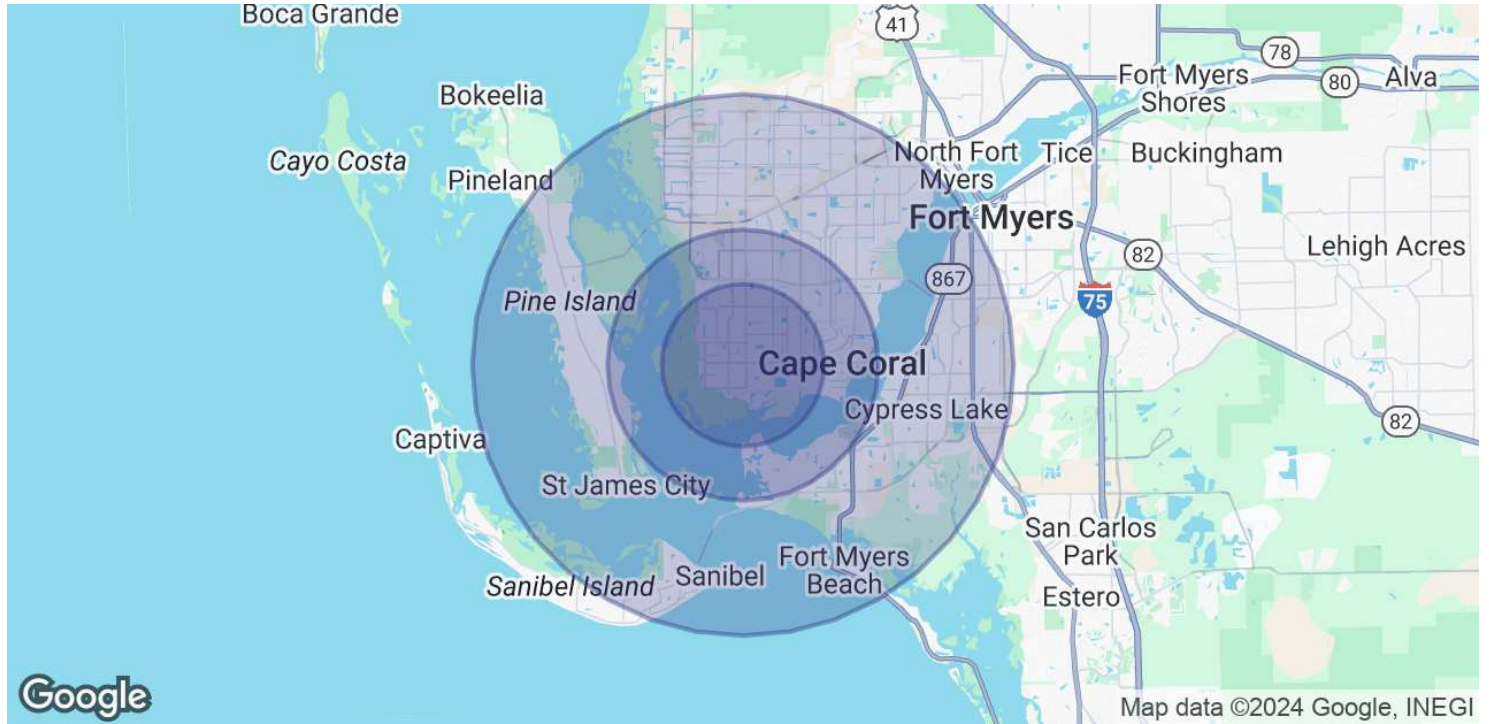
CARLOS ACOSTA, CCIM
 239.823.0115
 cacosta@ccim.net

CRES Commercial Real Estate Services of SWFL, INC
 1490 NE Pine Island Rd Suite 6F • Cape Coral, FL 33909
 239.980.0081 • cresswfl.com

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Demographics Map & Report



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	48,476	117,843	358,608
Average Age	50	51	49
Average Age (Male)	50	51	48
Average Age (Female)	50	52	50

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	21,035	51,496	155,463
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$100,784	\$96,960	\$92,413
Average House Value	\$460,128	\$442,671	\$397,242

Demographics data derived from AlphaMap

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Additional Photos

