



1119

SW Pine Island Road.

A 1.04± acre development-ready outparcel on Cape Coral's busiest retail corridor—42,000 AADT.

1119 SW Pine Island Road • Cape Coral, FL 33991

A Development-Ready Outparcel.

1119 SW Pine Island Road is a 1.04± acre commercial outparcel available for ground lease in Cape Coral, Florida — one of Southwest Florida's fastest-growing markets. The site fronts Pine Island Road, Cape Coral's primary east-west retail corridor, with more than 42,000 vehicles per day and 240 feet of direct frontage. Located within the Shops at Cape Crossing condominium association, the parcel is development-ready: utilities are on site, stormwater retention is in place, and entitlements support up to 4,030 SF of buildable space across a wide range of commercial uses — QSR with drive-thru, retail, medical, daycare, professional office, banking and more. National anchors — Walmart Neighborhood Market, Sam's Club, Publix Shopping Center, Target — are within easy reach, and Cape Coral Hospital sits less than four miles away.

AT A GLANCE

Ground Lease	\$95,000 / Yr NNN
Site Size	1.04± Acres
Frontage	240± Ft on Pine Island
Traffic Count	42,000 AADT
Max Build	4,030 SF
Zoning	Commercial Corridor
Utilities	On Site
Stormwater	On Site
Access	Pine Island / Ceitus

1.04_{AC}

COMMERCIAL OUTPARCEL

42K_{AADT}

PINE ISLAND ROAD

\$95K_{NNN}

GROUND LEASE / YEAR

WITHIN

Shops at Cape Crossing *established commercial condominium association*

Walmart Neighborhood Market 0.6 mi • Sam's Club 1.2 mi • Publix 1.3 mi
Cape Coral Hospital 3.6 mi • Sun Splash Waterpark 1.5 mi • US-41 6.2 mi

PROPERTY TYPE	Commercial Outparcel • Ground Lease
APPROVED USES	QSR / Drive-Thru • Retail • Medical • Daycare • Office • Banking • Pharmacy
LOCATION	1119 SW Pine Island Road • Cape Coral, FL 33991 • Lee County

Why 1119 SW Pine Island.

Six reasons this outparcel stands apart on the corridor.

01 1.04± Acre Commercial Outparcel

A development-ready 1.04-acre site within the established Shops at Cape Crossing — control a corner of Cape Coral's busiest retail corridor.

02 42,000 AADT on Pine Island Road

240 feet of direct frontage and 42,000 daily vehicles on Cape Coral's primary east-west retail corridor — high-visibility exposure from day one.

03 Wide-Open Approved Uses

Permitted uses include QSR with drive-thru, retail, medical, daycare, pharmacy, banking, professional office, pet services and more — flexibility for almost any single-tenant concept.

04 Utilities & Stormwater In Place

Delivered with on-site utilities and existing stormwater retention — entitlements support up to 4,030 SF of buildable space per association guidelines, ready to design and build.

05 Surrounded by National Anchors

Walmart Neighborhood Market (0.6 mi), Sam's Club (1.2 mi), Publix Shopping Center (1.3 mi), Cape Coral Hospital (3.6 mi) — the trade-area infrastructure is already here.

06 Ground Lease at \$95,000 NNN

Flexible ground-lease terms — control the dirt, build to your spec, and leverage existing infrastructure without the up-front land cost.

THE OPPORTUNITY

A 1.04-acre, development-ready outparcel on Cape Coral's busiest retail corridor — utilities in, anchors around it, and a clean ground-lease structure.

The Site, From Above.

1.04± acres at the corner of Pine Island Road and Ceitus Terrace.



PROPERTY AERIAL — 1119 SW PINE ISLAND ROAD, CAPE CORAL, FL



PINE ISLAND ROAD

Cape Coral's primary east-west retail corridor • 42,000 AADT

Cape Coral's Busiest Retail Corridor.

01

Pine Island Rd

Cape Coral's primary east-west retail corridor, carrying 42,000 daily vehicles past 240 feet of direct frontage at the subject site — visibility from the moment you open the doors.

02

Cape Coral, FL

Southwest Florida's fastest-growing city — an established residential community of more than 200,000 with strong consumer demographics and continued growth across the trade area.

03

Surrounded by Anchors

Walmart Neighborhood Market (0.6 mi), Sam's Club (1.2 mi), Publix Shopping Center (1.3 mi), Cape Coral Hospital (3.6 mi) — the daily-needs infrastructure is already in place.

DEMOGRAPHICS

Established, dense and growing.

174,619 PEOPLE
POPULATION IN 5 MILES

\$78,205 MHI
MEDIAN HH INCOME (5 MI)

67,786 HH
HOUSEHOLDS IN 5 MILES

	1 MILE	3 MILES	5 MILES
Total Population	6,463	71,298	174,619
Total Households	2,429	26,551	67,786
Median HH Income	\$75,868	\$77,500	\$78,205

Source: 1/3/5-mile radius around 1119 SW Pine Island Road, Cape Coral, FL.

In Excellent Company.

The retail trade area surrounding the Pine Island Road corridor.

NATIONAL ANCHORS

Walmart Neighborhood Market
Sam's Club
Publix Shopping Center
Target

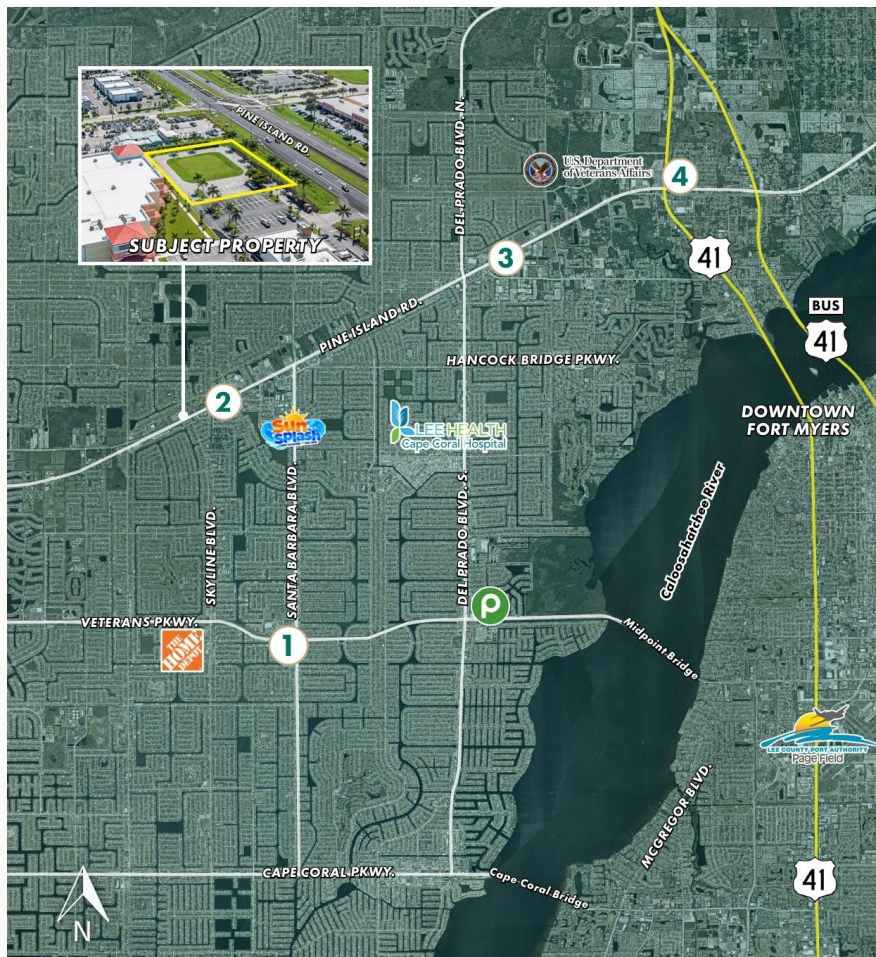
RETAIL CENTERS

Shops at Cape Crossing (on-site)
Midpoint Center
North Point Shopping Center

NEARBY DESTINATIONS

Cape Coral Hospital — 3.6 mi
Sun Splash Waterpark — 1.5 mi
Mariner High School — adjacent
Downtown Fort Myers — ±10 mi

RETAIL MAP



1. MIDPOINT CENTER



2. PINE ISLAND ROAD



3. NORTH POINT SHOPPING CENTER



4. PINE ISLAND ROAD & US-41 INTERSECTION



ESTABLISHED RETAIL CORRIDOR

Pine Island Road pairs the daily-needs power of Walmart, Sam's Club and Publix with healthcare, education and a growing residential trade area around Cape Coral.

GET IN TOUCH

Let's talk about 1119 SW Pine Island.

*Ground lease at \$95,000 /year NNN · 1.04± acres on Pine Island Road.
Inquiries welcome from QSR, retail, medical and service-use tenants.*



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