

REDEVELOPMENT OPPORTUNITY

4712 SE 15TH AVE , CAPE CORAL, FL 33904



Owner Financing Available

FOR SALE



SALE PRICE

\$2,200,000

PROPERTY OVERVIEW

Redevelopment Project

OFFERING SUMMARY

STRAP #: 07-45-24-C3-00360.0530

Lot Size: 0.55 Acres

Price / SF: \$91.83

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	5,581	52,979	149,649
Total Households	2,910	23,583	65,424
Median Age	49.5	49.4	48.5
Average HH Income	\$49,018	\$75,880	\$70,083

Amazing redevelopment opportunity - right near the corner of Del Prado Blvd and Cape Coral Pkwy.

Just a few blocks east of The Cove at 47th - a multimillion-dollar mixed use development in Downtown Cape Coral.

This half-acre plus lot has the potential to house up to three more buildings.

Located in the Entertainment District of Downtown Cape Coral, with a large concentration of active uses, including Big John's Shopping Center.

The sub-district includes one of the largest municipally owned parking lots that services many Cape Coral events and festivals.

This property is located in within the Cape Coral CRA District.

CARLOS ACOSTA, CCIM

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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

"PRELIMINARY"

ELEVATION = 1'-0"

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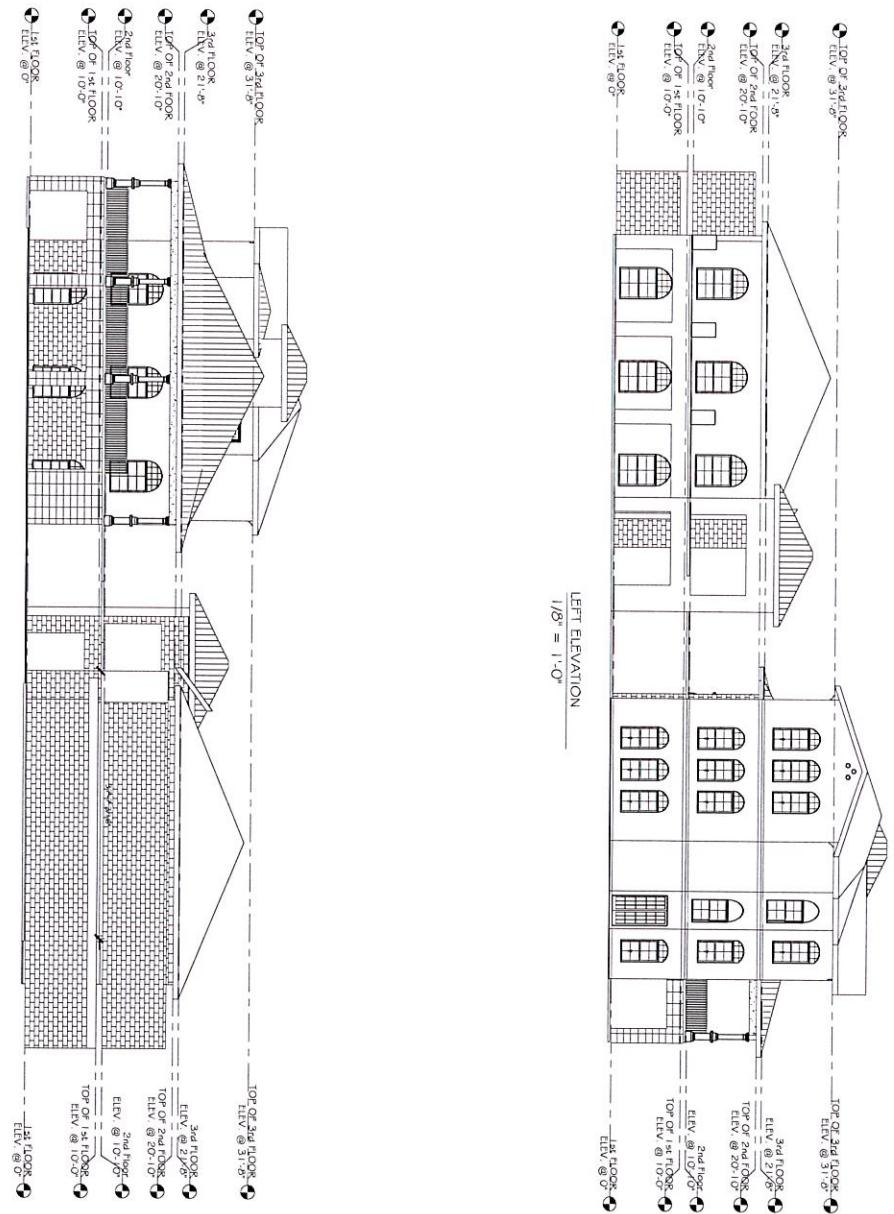
APPLICABLE CODES	
BUILDING CODE	2017 FLORIDA BUILDING CODE
Mechanical Code	2017 FLORIDA MECHANICAL CODE
Plumbing Code	2017 FLORIDA PLUMBING CODE
Electrical Code	2017 FLORIDA ELECTRICAL CODE
Signage Code	2017 FLORIDA FIRE AND SMOKE CONTROL CODE
Life Safety Code	2017 NFPA 101 AND 101
Accessibility Code	2017 FLORIDA ACCESSIBILITY CODE
STRUCTURAL FORCE	

DESIGN IN ACCORDANCE WITH THE RESIDENTIAL
FLORIDA BUILDING CODE 2017 - 6TH EDITION

REMITIAL PERIOD	OFFICE		ADDRESS: Enter address here
	Client Name		
DATE	10/29/2022		
DRAWN BY	JMC		
CHECKED BY	JMC		
REMOVED			
PLAN			
SCALE	1/8" = 1'-0"		
A-1	GCD# Project Number		

 Engineering Inc. 12345 12345	ABIA TOWER HOLDING INC. CONSULTANT ENGINEERING CONSULTANT PROJECT ADMINISTRATION CERTIFICATE OF AUTHORIZATION EXPIRATION DATE: 31 DECEMBER 2010 CAPE CORAL, FL 33990-7420 (239) 561-4300
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Gulf Coast
Probate & Estate Planning
EMAIL: PLANS@GULFCOASTDRAFTING.COM
PHONE: 239-540-1822
1515 SE 47th ST. CAPE CORAL, FL 33904



LEFT ELEVATION

1/8" = 1'-0"

RIGHT ELEVATION

1/8" = 1'-0"

"PRELIMINARY"

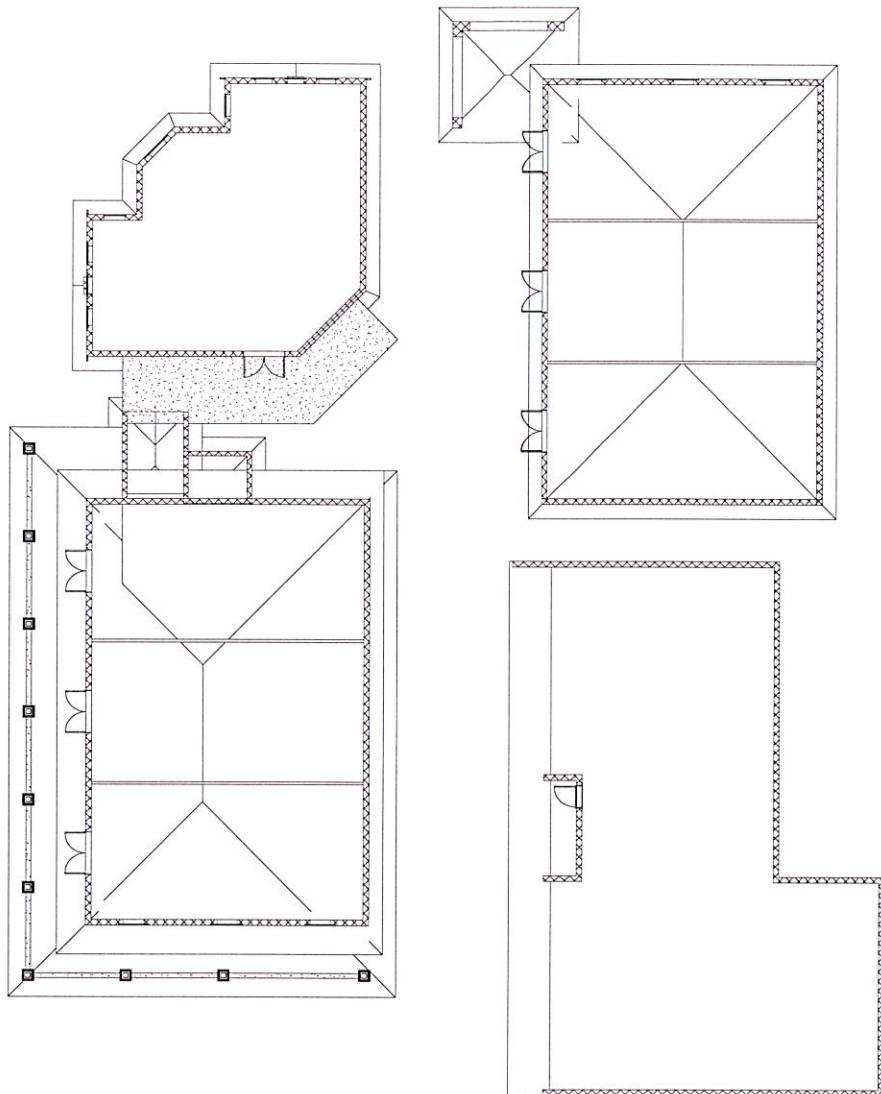
DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS
FLORIDA BUILDING CODE 2017 - 1st EDITION

OFFICE Client Name	ADDRESS Enter address here
GCD# Project Number	

Drawn by: *[Signature]*
Date: *[Date]*
Drawing No.: *[No.]*
checked by: *[Signature]*
checked by: *[Signature]*

REVISIONS
PLAN
ELEVATION
SCALE
1/8" = 1'-0"

Gulf Coast
Architects & Engineers, Inc.
EMAIL: PLANS@GULFCOASTDRAFTING.COM
PHONE: 239-549-5633
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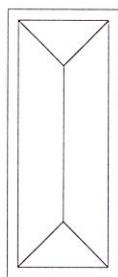
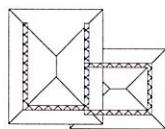
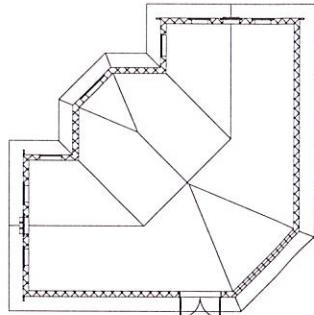


"PRELIMINARY"

DESIGN IN ACCORDANCE WITH THE RESIDENTIAL
FLORIDA BUILDING CODE 2017 - 6TH EDITION

SEARCHED	AQUA-TEK ENGINEERING, INC.
SERIALIZED	CIVIL ENGINEERING, ENVIRONMENTAL CONSULTANT
INDEXED	PROFESSIONAL SERVICES
CERTIFICATE OF AUTHORIZATION	
FEB 2011	
DOA CODE: PL. SURVEYING FAS 201-100-0000	

Gulf Coast
Drafting & Planning, Inc.
EMAIL: PLANS@GULFCOASTDRAFTING.COM
PHONE: 239-540-1822
1515 SE 42nd ST. CAPE CORAL, FL 33904



"PRELIMINARY"

DESIGN IN ACCORDANCE WITH THE RESIDENTIAL
FLORIDA BUILDING CODE 2017 - CIT EDITION

OFFICE Client Name	
GCD# Project Number	ADDRESS: Enter address here
DATE: (10/29/21)	DESIGNER BY: AMC
CHIEFED BY: AMC	
REVISION: AMC	
NAME: 3RD FLOOR	
SCALE: 1/8" = 1'-0"	

A-3.2

DESIGNER BY: C. BROWN	CHIEFED BY: AMC
PROJECT INFORMATION: INC. C. BROWN INC. PROJECT: RESIDENTIAL PHONE: 239-549-8681 FAX: 239-549-8682 E-MAIL: C.BROWN@GMAIL.COM	
<p>In the interests of time efficiency, we have chosen to use the services of C. Brown Inc. and not our in-house design department. C. Brown Inc. is a well-respected and highly regarded engineering firm. We feel it is only fitting to use a designer from the firm. Additionally, we feel that the services of C. Brown Inc. are more cost effective than the services of our in-house design department. This allows us to keep our costs down and still offer our services to you at a competitive price.</p>	

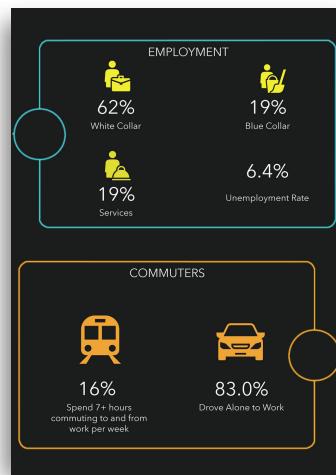
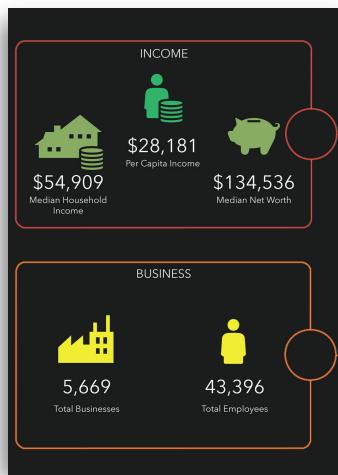
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PHONE: 239-549-8622
1115 SE 4TH ST. CAPE CORAL, FL 33904

City of Cape Coral Summary



Cape Coral

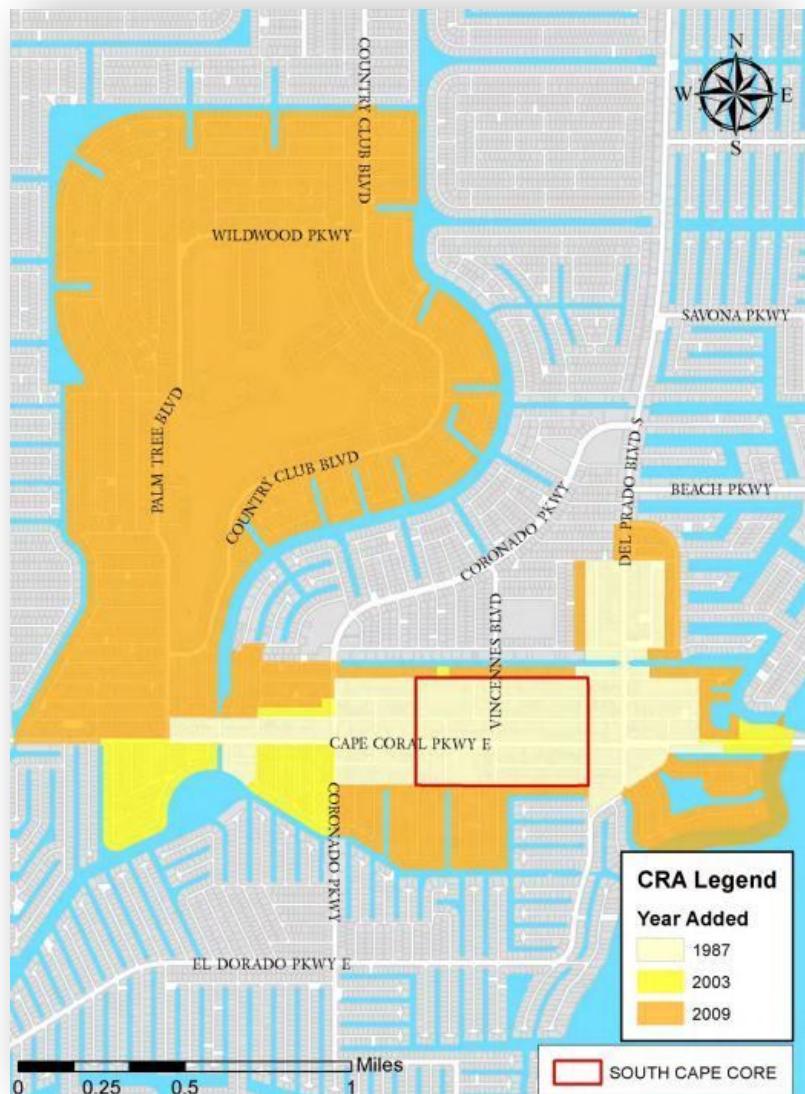
Cape Coral is the 8th largest city with a consistently growing population of more than 200,000 residents. Forbes magazine reports that the Cape Coral metro area is among the top 10 fastest-growing cities in the nation for jobs and population (Moody's Analytics, 2018). The Sunshine State consistently ranks among the top 10 best states for its cost of doing business because there is no state income tax, and Florida offers a competitive workforce environment and streamlined, pro-business regulations. Corporate headquarter executives from the midwest to the northeast are increasingly choosing to expand their operations in Cape Coral. With so much to see and do, millennials are also discovering that the city is an ideal place to live, work and play.



Cape Coral CRA District

CRA DISTRICT

The mission of the Cape Coral CRA is to enhance the South Cape and create a vibrant urban village. The CRA encourages public and private investments to encourage economic growth and improve the quality of life in the redevelopment area. The entire CRA area consists of approximately 1,957 acres, including the golf course property. Of most significance is a base of entertainment & dining establishments and an emerging nighttime economy, an urban framework of gridded streets unique to the City, and significant municipal land holdings that will enable the CRA to autonomously "kick-start" improvements and move forward with projects that will eventually catalyze future investment. A series of sub-districts are envisioned within the CRA. They include the Entertainment District, Club Square, Market Square, Lafayette, and The Parkway.



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Downtown Cape Coral



ENTERTAINMENT DISTRICT

The Entertainment District is at the heart of the CRA. It has the greatest energy and concentration of active uses, including the Big John's Shopping Center and concentrated uses along Vincennes Boulevard and SE 47th Terrace, both of which are important streets in South Cape. The sub-district includes one of the largest municipally owned parking lots that serve many of the existing adjacent uses. The parking lot is also the venue for some of the CRA's events and festivals.

CLUB SQUARE

Adjacent to the Entertainment District is the area commonly known as Club Square. Club Square is bounded by SE 11th Place, SE 47th Terrace, SE 9th Place, and SE 46th Lane. For the purposes of the sub-district, this area is expanded northward to the Malaga Canal to include Founders Park, eastward to Vincennes Boulevard and southward to Cape Coral Parkway. The subdistrict contains a mix of uses including office, commercial, entertainment and institutional uses. Its primary physical characteristic is a centralized municipally owned parking lot within the Club Square proper. Another two publicly owned lots are situated behind commercial uses along Cape Coral Parkway. These are similar in character to the Big John's Shopping Center Parking Lot.

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Downtown Cape Coral



MARKET SQUARE

Market Square includes the new Winn Dixie Supermarket as well as the former Sweet Bay location, which is currently being used for a military museum. It also includes a number of surrounding and smaller scale commercial, office, and entertainment uses. The sub-district is defined by Vincennes Boulevard, Miramar Street, SE 9th Place and Cape Coral Parkway. The new Winn Dixie has received Leadership in Energy and Environmental Design Silver certification from the US Green Building Council. This is a great asset for the CRA and should generate positive attention for the South Cape. Additionally, the fact that the CRA possesses a quality grocery store should not be undervalued, as these types of uses in redevelopment areas are typically non-existent. Their effect on redevelopment and attracting new residents and business can be tremendous. Coupled with the nearby Little Italy area, which offers a unique specialty food source in the CRA, the Market Square sub-district can serve as an anchor for South Cape.

THE PARKWAY

Cape Coral Parkway is the common linking element and the front door of the South Cape. It provides the first impression of South Cape and supports the strongest collection of active uses. Streetscape improvements implemented in the 1990s—which included sidewalk pavers, lighting, street furniture, and landscaping, as well as the removal of many curbside parking areas—provide an impression of a place that is clean, safe, and well-cared for. Relative to other similar corridors in CRA's throughout the state, the Parkway is an asset for the South Cape. Its primary issue is that it remains a place designed for cars, not people. Although the relatively recent improvements provided a better visual environment, the space dedicated to pedestrians versus the space dedicated to cars remains out of balance and the overall "walkability" is poor.

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BIMINI BASIN

The Bimini sub-district is defined as the area surrounded by Cape Coral Parkway, Coronado Parkway, Palm Tree Drive and the Bimini Basin and canal waterways. The area holds the most potential for waterfront development in the CRA. Two different entities own large tracts of land on either side of the Sunset Towers which creates an opportunity for a large scale development that can embrace both the waterfront as well as Cape Coral Parkway. This area already features Four Freedoms Park, a city owned park that plays host to numerous events each year. With this fact in mind, this area seems poised for a larger scale project that could act as a catalyst for bigger events and better uses for the waterfront.

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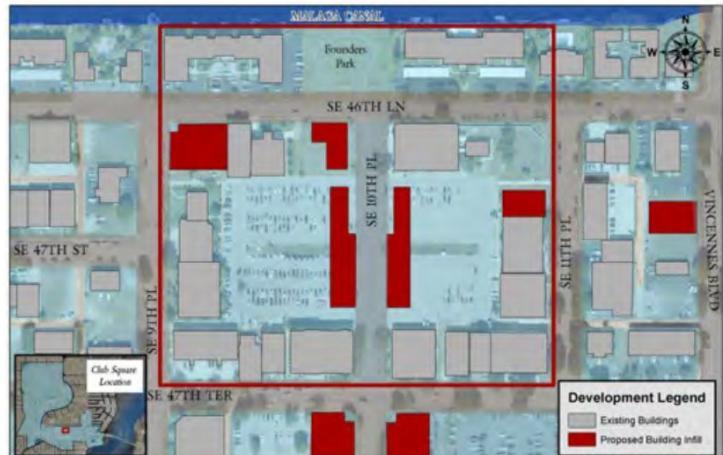
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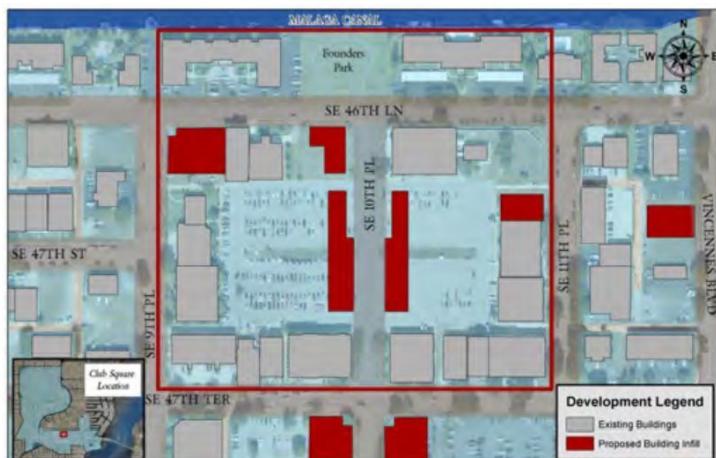
Photos



Entertainment District



Market Square



Club Square



Bimini Basin

THE COVE AT 47TH



The Cove at 47th is a \$103 million mixed-use development that will include 327 luxury apartments, 19,000 square feet of ground-floor retail or office space, and a 585-space parking garage, with 125 spaces reserved for the public. The development will also include a rooftop bar and restaurant – Blu Sushi. The project also features a resident roof top Sky Deck, resort-style amenities, and will be the first infill residential project with a parking garage in Cape Coral.