

# REDEVELOPMENT OPPORTUNITY

## 4712 SE 15TH AVE , CAPE CORAL, FL 33904



### Owner Financing Available



#### 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.

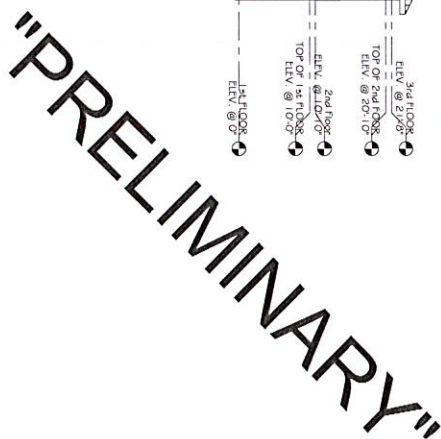
Located in the Entertainment District of Downtown Cape Coral, with a large concentration of active uses, including Big John's Shopping Center.

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**  
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



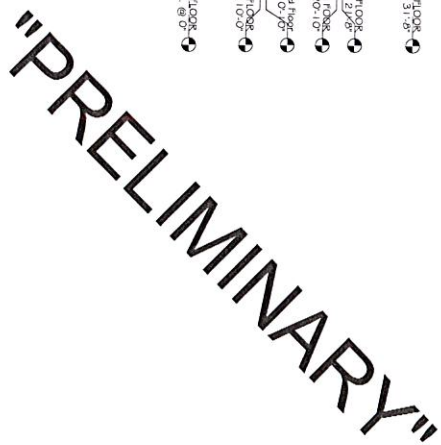
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		DATE		OFFICE Client Name	
		ISSUED BY			
		CHECKED BY		GCD# Project Number	ADDRESS Enter address here
		REMOVED			
		PLAN ELEVATION			
		SCALE 1/8" = 1'-0"			
		A-1			

 <p><b>AQUA-TERRA ENGINEERING, INC.</b>          10000 15th Ave. N.          Suite 100          Minneapolis, MN 55412</p>	<p><b>AQUA-TERRA ENGINEERING, INC.</b>          ENVIRONMENTAL ENGINEERING, CONSULTING          PROJECT ADMINISTRATION          CERTIFICATES OF AUTHORIZATION #00000          P.E. BOB DODGE      PHONE: 612-535-8000          GARY LARSEN      FAX: 612-535-8000</p>
<p>Other divisions that provide services include: Stormwater Collection and          disposal and the installation and maintenance of all types of Aqua-Terra          Engineering, Inc. must be notified in writing if any violation has been discovered.          violations and specifications shall be in accordance with all applicable codes and          regulations. These shall not be violated. If any violation is observed or suspected          without written permission from Aqua-Terra Engineering, Inc.</p>	

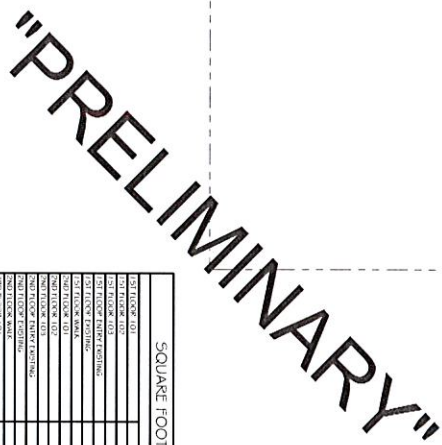
**Gulf Coast**  
Drafting & Design, Inc.  
EMAIL: [PLANS@GULFCOASTDRAFTING.COM](mailto:PLANS@GULFCOASTDRAFTING.COM)  
PHONE: 239-540-1822  
1515 SE 47th ST. CAPE CORAL, FL 33904






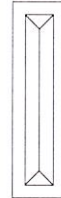
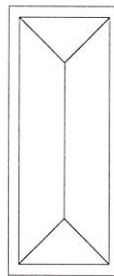
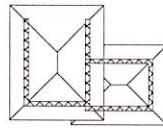
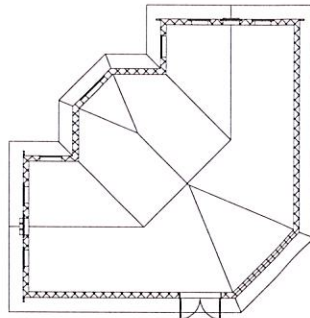
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"PRELIMINARY"

DATE	OFFICE	ADDRESS	AUSA-THE ENGINEERING, INC. CIVIL/STRUCTURAL ENGINEERING CONSULTANT PROJECT NUMBER: 100-0000000000000000 CITY/STATE/ZIP: 00000-0000 PHONE: 000-000-0000 FAX: 000-000-0000 E-MAIL: 000@000.000	 DRAFTING & DESIGN, INC. 10000 100th ST, STE 1000, TAMPA, FL 33618 PHONE: 813-555-1000 FAX: 813-555-1001 E-MAIL: 100@100.100
	Client Name			
PROJECT	GCD# Project Number			
DESIGNED BY	DATE			
CHECKED BY	SCALE			
NOTED	1"=10'			
REVISIONS	2ND FLOOR			
	A-3.1			




"PRELIMINARY"

DESIGN IN ACCORDANCE WITH THE RESIDENTIAL  
CONSTRUCTION CODE (2017) - 5TH EDITION

DATE: 1/20/2021	OFFICE Client Name	
	GCD# Project Number	
DRAWN BY: JMC	ADDRESS: Enter address here	
CHECKED BY: JMC		
REVISED		
PLAN: 3RD FLOOR		
SCALE: 1/8" = 1'-0"		

A-3.2

	<b>GULF COAST DRAFTING &amp; DESIGN, INC.</b> 2010 W. US HWY 90, SUITE 100 FORT MYERS, FL 33901 TEL: 239-540-1832 FAX: 239-540-1833 WWW.GULFCOASTDRAFTING.COM
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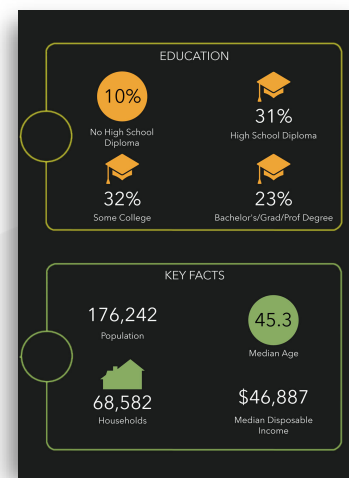
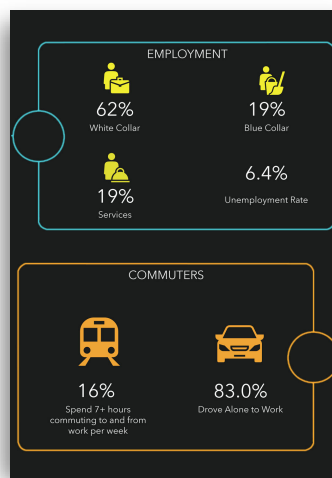
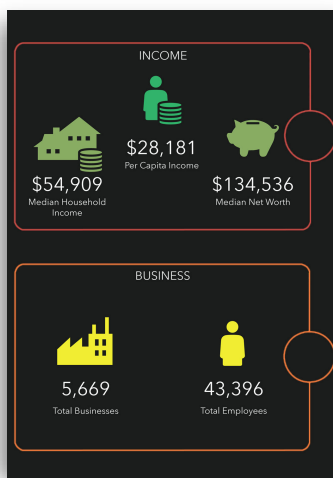


## City of Cape Coral Summary



### 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.





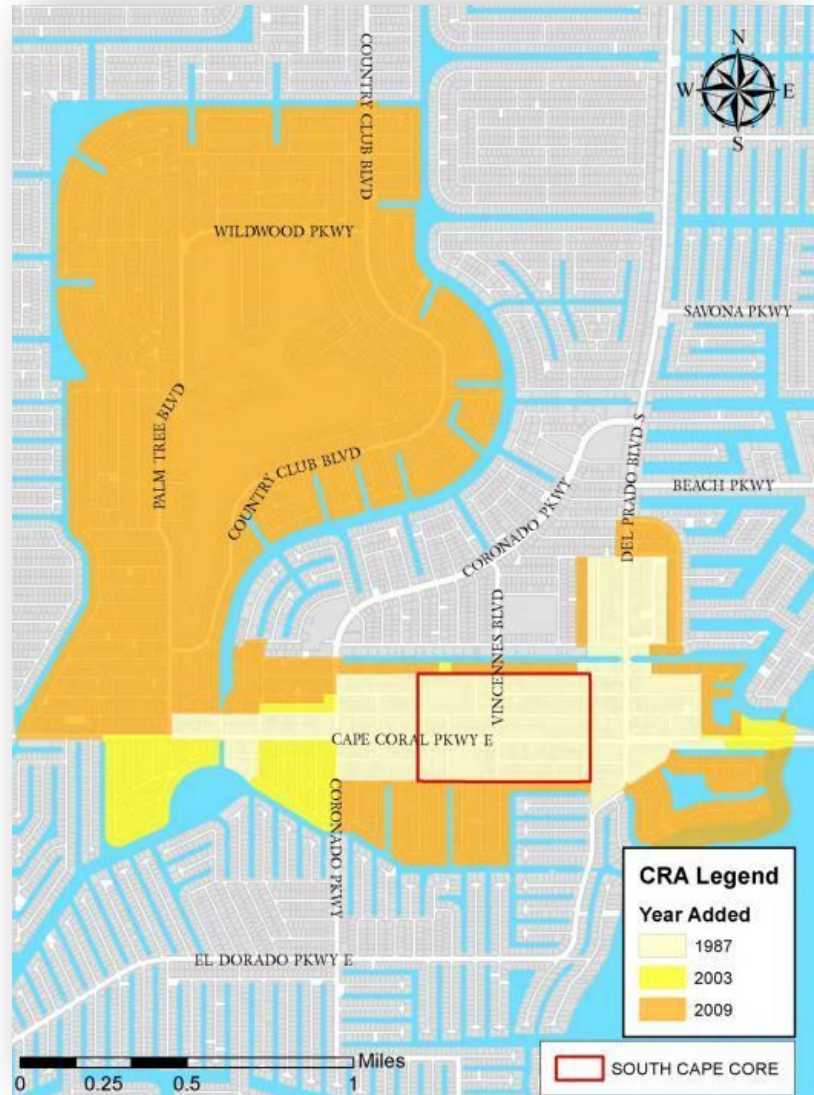
# 4712 SE 15TH AVE, CAPE CORAL CAPE CORAL, FL 33904



## 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.





# 4712 SE 15TH AVE, CAPE CORAL CAPE CORAL, FL 33904



## 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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CAPE CORAL, FL 33904



## Downtown Cape Coral



### BIMINI BASIN

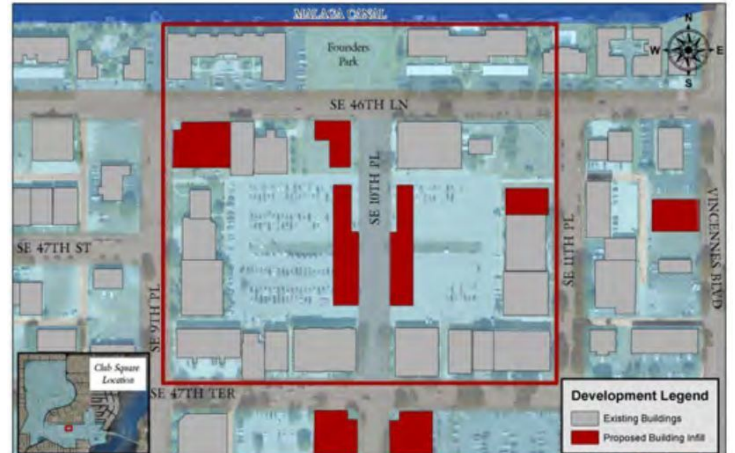
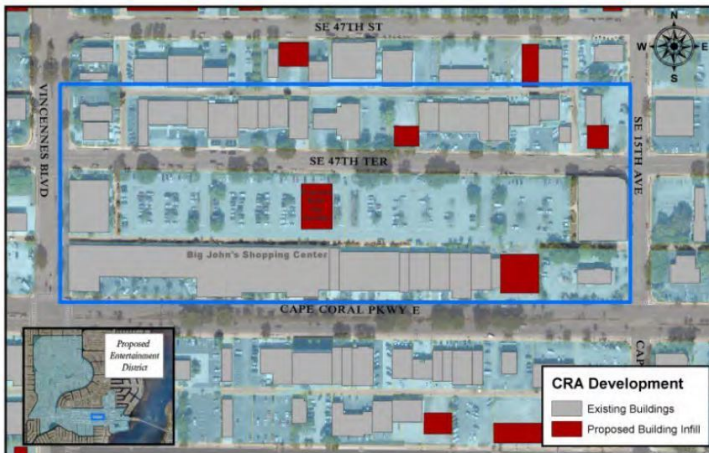
The Bimini sub-district is defined as the area surrounded by Cape Coral Parkway, Coronado Parkway, Palm Tree Drive and the Bimini Basin and canal waterways. The area holds the most potential for waterfront development in the CRA. Two different entities own large tracts of land on either side of the Sunset 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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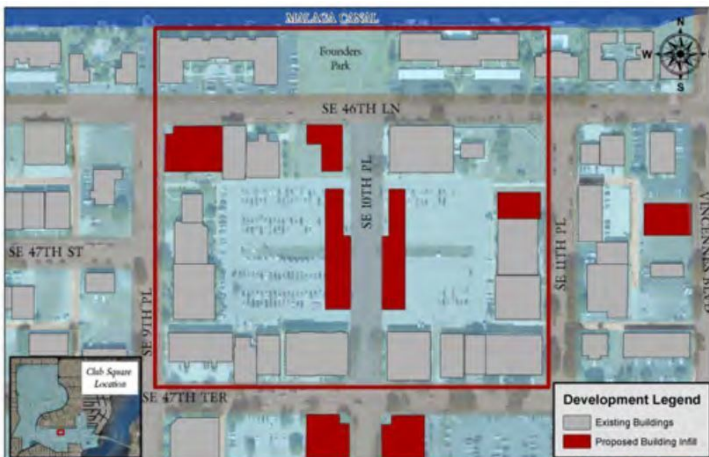


## Photos



Entertainment District

Market Square



Club Square



Bimini Basin



# THE COVE

AT 47<sup>TH</sup>



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.