



PINE ISLAND WEST

FOR SALE/LEASE • MIXED USE
3214 & 3242 SW PINE ISLAND RD • CAPE CORAL, FL 33991



CONTACT US:

TONY MANGIONE
Partner
239.334.3040
tony.mangione@trinitycre.com

TIM SCHNEIDER
Partner
239.334.3040
tim.schneider@trinitycre.com

KALEB GERALD
Associate
239.334.3040
kaleb.gerald@trinitycre.com



PINE ISLAND WEST

FOR SALE/LEASE • MIXED USE
3214 & 3242 SW PINE ISLAND RD • CAPE CORAL, FL 33991

CAPE CORAL, FL

Matlacha
Isles-Matlacha
Shores

2025 DEMOGRAPHICS PINE ISLAND WEST



AVERAGE H.H INCOME

1 MILE

\$112,564

3 MILE

\$114,651

5 MILE

\$109,239



POPULATION

3,391

34,138

97,661



EMPLOYMENT DENSITY

623

5,739

18,162

NOTABLE PROJECTS

- 1 THE SPRINGS AT CORAL SHORES
MULTI-FAMILY 327 UNITS
- 2 ATLANTICA AT CAPE CORAL
MULTI-FAMILY 327 UNITS
- 3 BLOOMSBURY APARTMENTS
MULTI-FAMILY 312 UNITS

- 4 CAPE CORAL GROVE
MIXED USE 99.5 ACRES
- 5 THE HADLEY
MULTI-FAMILY 444 UNITS
- 6 EMBERS LAKES
MULTI-FAMILY 84 ACRES

- 7 SIESTA LAKES
MULTI-FAMILY 412 UNITS
- 8 THE CLUB ON PINE ISLAND
MULTI-FAMILY 196 UNITS

PROPERTY FEATURES

PRICE

Call for Details

AVAILABLE

Pad ready for sale/lease or build to suit
1 - 4.84± net usable acres
1,200-50,000sf

ZONING

CC (Commercial Corridor)

LOCATION

The subject site is located on the SWC of Pine Island Rd & Burnt Store Rd.



TrinityCRE.com

9450 Corkscrew Palms Cir • Suite 101 • Estero, FL 33928

© 2024 Trinity Commercial Group

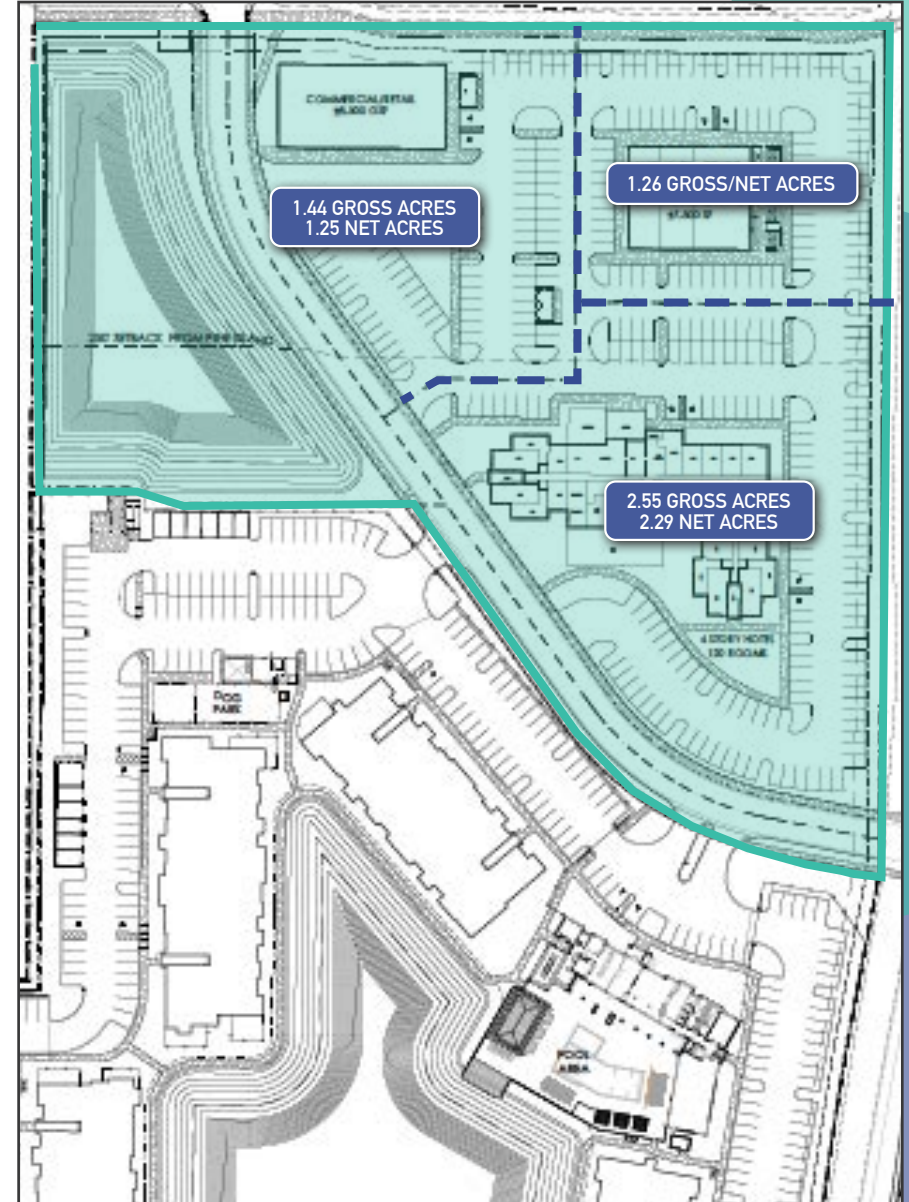
This information is considered accurate, but not guaranteed.



PINE ISLAND WEST

SITE PLAN

FOR SALE/LEASE • MIXED USE
3214 & 3242 SW PINE ISLAND RD • CAPE CORAL, FL 33991



TrinityCRE.com

9450 Corkscrew Palms Cir • Suite 101 • Estero, FL 33928
© 2025 Trinity Commercial Group
This information is considered accurate, but not guaranteed.

MEMBER OF:
SITE SOURCE
RETAIL BROKER NETWORK