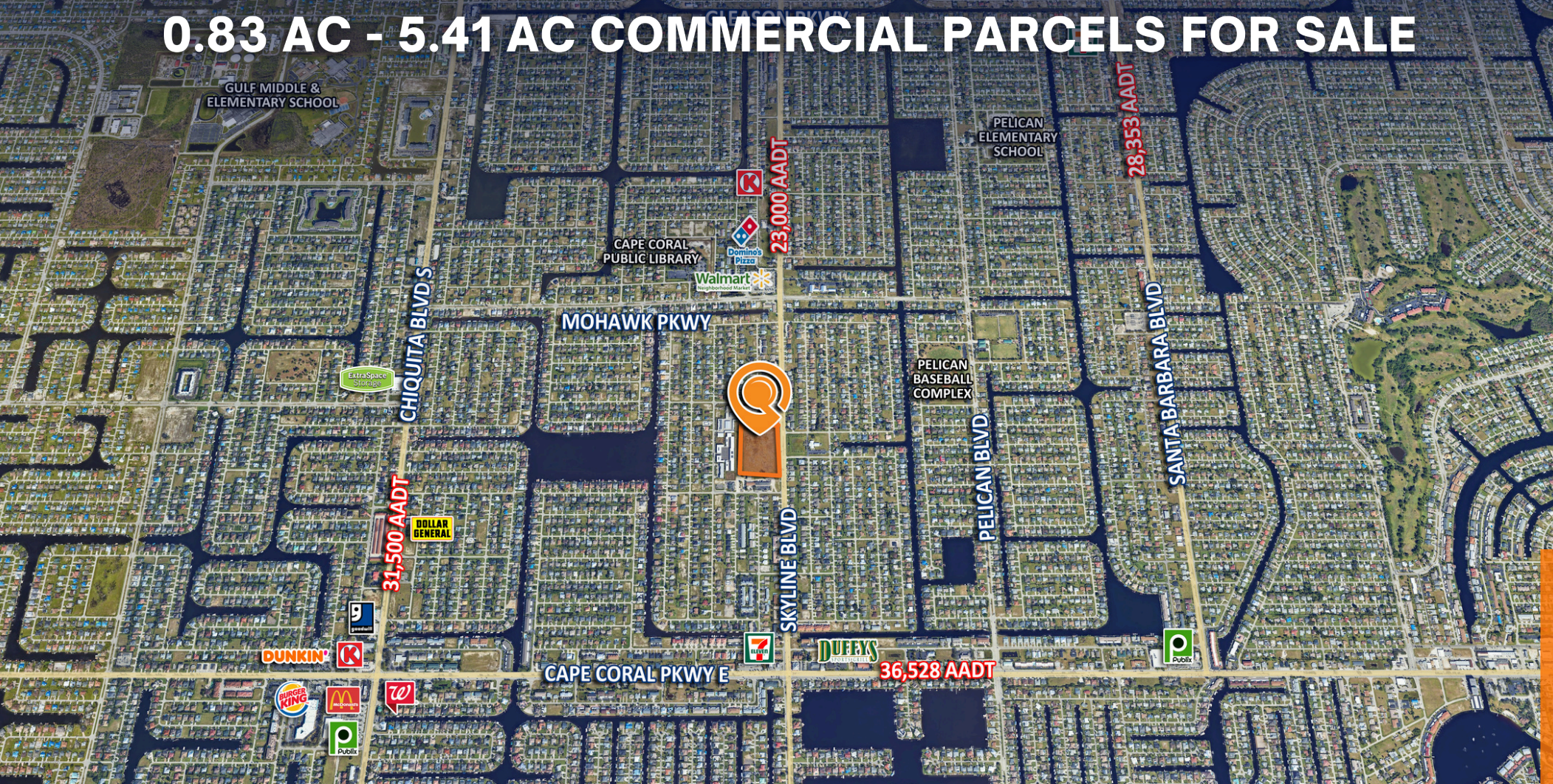


SKYLINE COMMERCIAL DEVELOPMENT SITES

4306 SKYLINE BLVD. | CAPE CORAL, FL 33914

0.83 AC - 5.41 AC COMMERCIAL PARCELS FOR SALE



3555 Kraft Road #260
Naples, FL 34105

LQCRE.COM

MIKE CONCILLA
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EDWARD LARSEN
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SKYLINE COMMERCIAL DEVELOPMENT SITES

4306 Skyline Blvd. | Cape Coral, FL 33914

Commercial Parcels For Sale

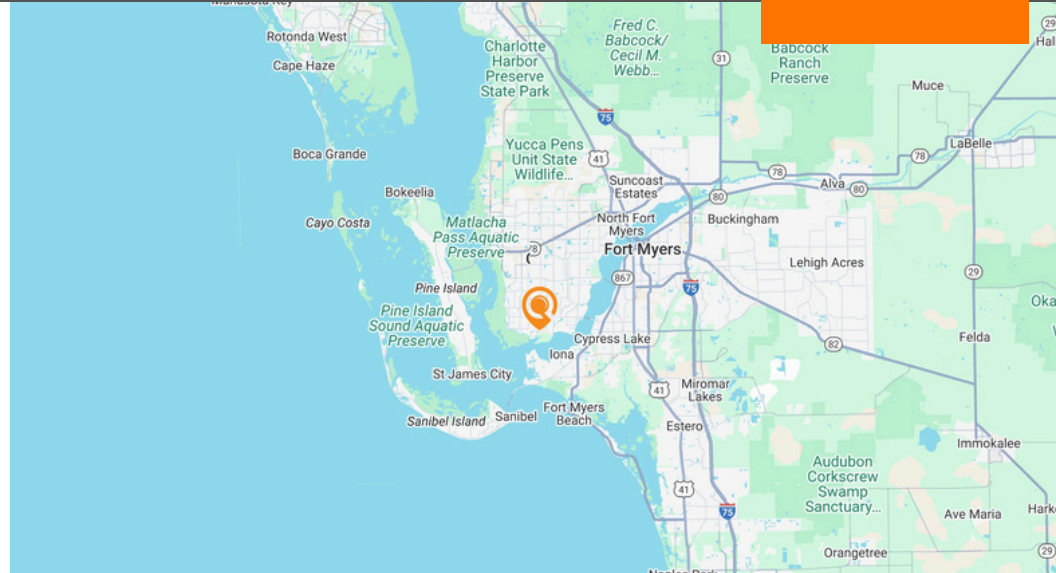


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- 0.83 AC - 5.41 AC Commercial development parcels in for sale.
- Parcels can be purchased together or separate.
- Commercial zoning is suitable for Retail, Office and Medical uses.
- Over 1,000 FT. of frontage on Skyline Blvd (23,000 CPD).
- Located in the heart of Cape Coral, FL ranked one of the fastest growing cities in the US.
- Situated between two main Cape Coral arteries, Cape Coral Pkwy and Veterans Pkwy.
- The site is surrounded by multi & single-family homes (58,900 homes within a 5-mile radius!)
- The area is currently being revitalized with retailers, multi-million dollar homes, luxury apartment complexes and more.



**5.41 (SUBDIVIDABLE)
TOTAL ACRES**



**COMMERCIAL
ZONING**

SKYLINE COMMERCIAL DEVELOPMENT SITES

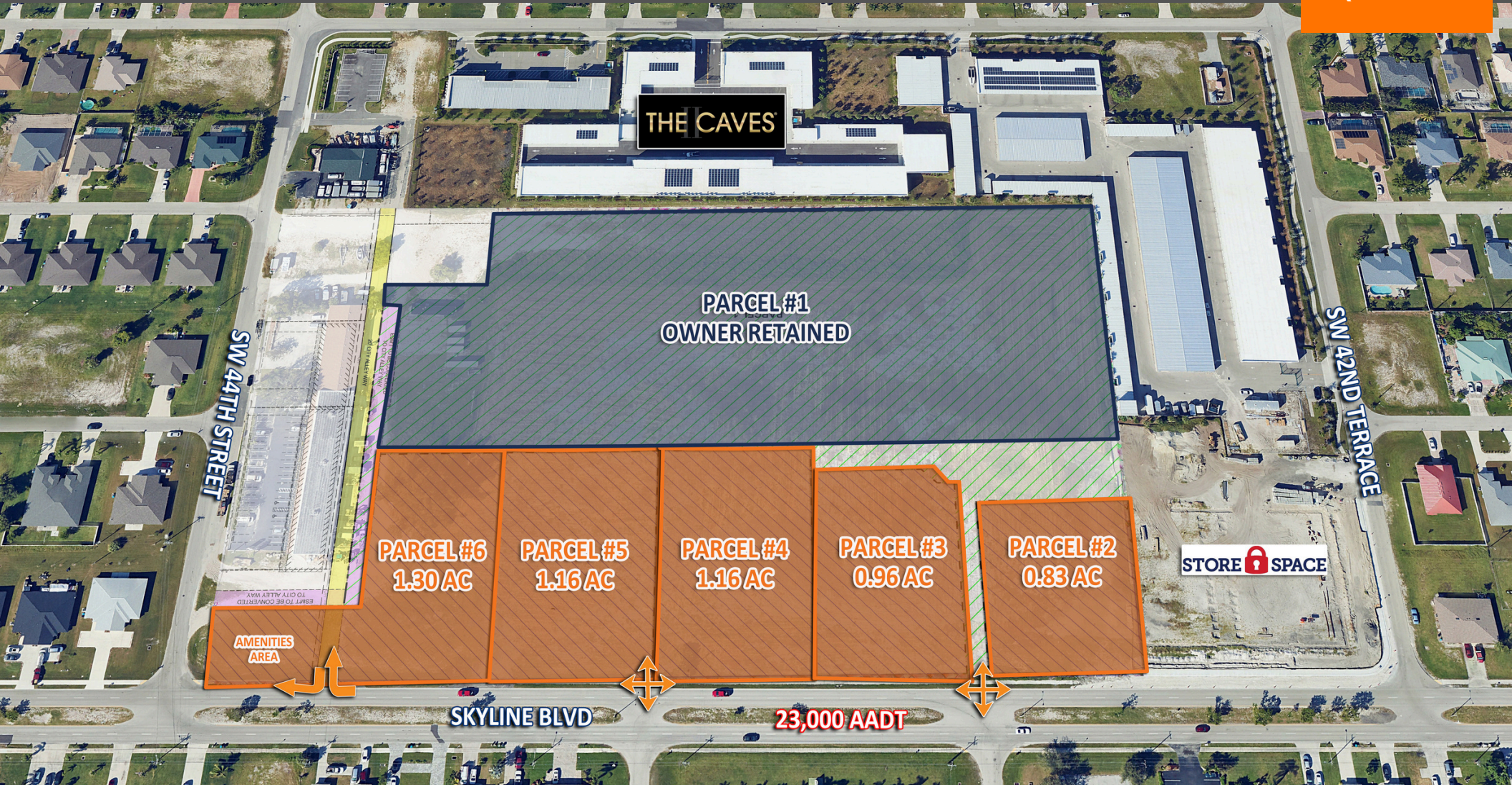
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Commercial Parcels For Sale



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CONCEPTUAL PLAN: ALL PARCEL SIZES CAN BE VARIED

PRICE RANGE: \$17.00 - \$19.00 PSF

SKYLINE COMMERCIAL DEVELOPMENT SITES

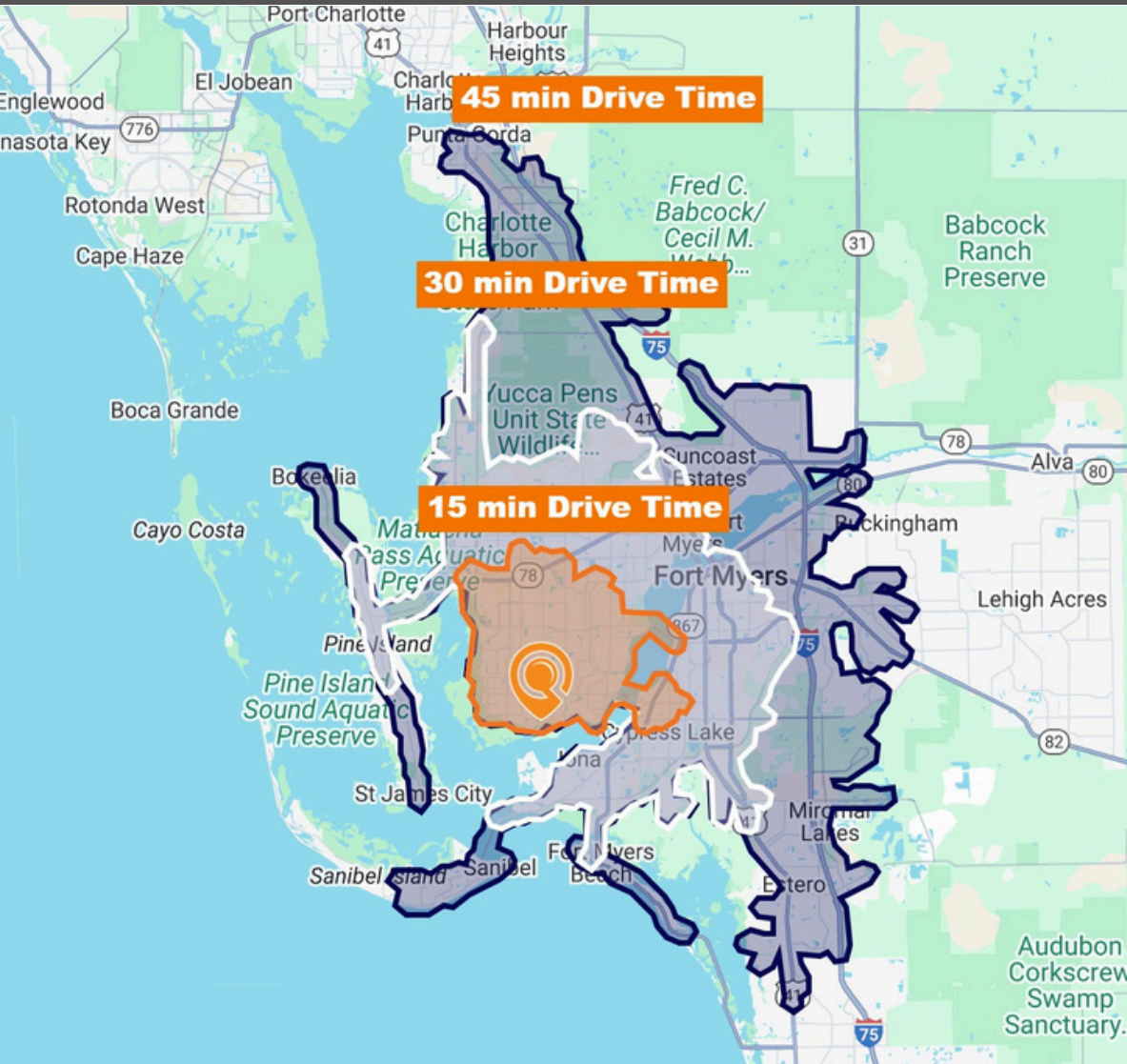
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Commercial Parcels For Sale



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DEMOGRAPHICS	15-MIN	30-MIN	45-MIN
Population	143,594	410,655	622,393
2029 Projected Population	153,827	442,727	665,018
Projected Annual Growth to 2026	1.4%	1.6%	1.4%
Historical Annual Growth 2010 to 2023	1.7%	2.1%	2.2%
Median Age	48.7	48.2	49.1
Households	61,693	180,438	274,835
Projected Annual Growth to 2026	1.0%	1.0%	0.9%
Historical Annual Growth 2010 to 2023	1.8%	2.2%	2.4%
White	73.3%	71.6%	72.8%
Black or African American	6.5%	8.8%	8.5%
Asian or Pacific Islander	2.0%	2.1%	2.1%
American Indian or Native Alaskan	0.3%	0.3%	0.4%
Other Races	17.9%	17.2%	16.3%
Hispanic	24.1%	23.3%	22.5%
Average Household Income	\$108,663	\$104,188	\$112,122
Median Household Income	\$78,458	\$75,290	\$80,635
Per Capita Income	\$46,749	\$45,869	\$49,601
Elementary (Grades 0 - 8)	2.4%	3.2%	3.4%
Some High School (Grades 9 - 11)	4.0%	4.7%	4.8%
High School Graduate	32.1%	31.5%	29.8%
Some College	22.2%	20.3%	19.9%
Associates Degree Only	10.0%	9.7%	9.7%
Bachelors Degree Only	18.5%	18.7%	19.4%
Graduate Degree	10.8%	11.8%	12.9%
Total Businesses	10,365	29,984	42,056
Total Employees	49,538	176,922	254,670



1614 Colonial Blvd #101
Fort Myers, FL 33907

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Commercial Parcels For Sale



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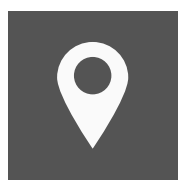
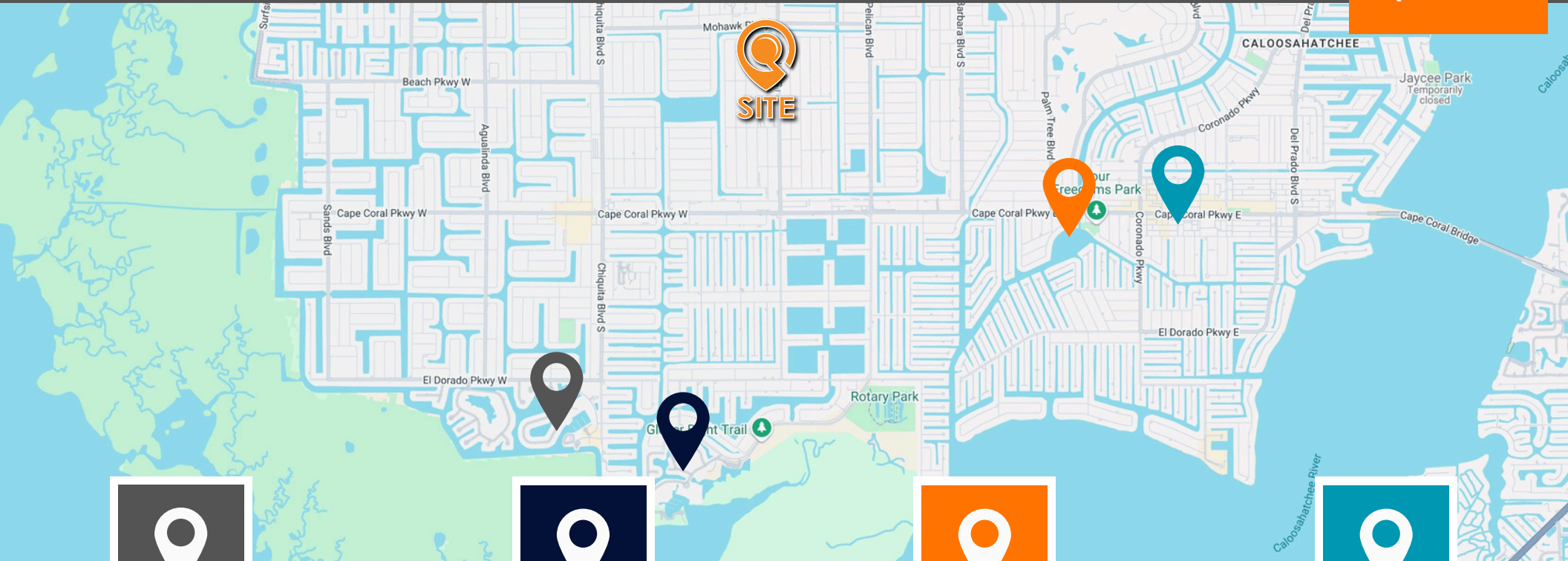
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Commercial Parcels For Sale



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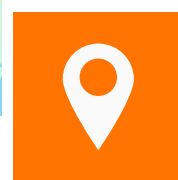
CAPE HARBOUR

Cape Harbour is Cape Coral's premiere gulf access community. In addition to luxury condos, townhomes, and off water & gulf access single family homes; it offers a myriad of restaurants, shops, and entertainment options. Flanked by the large full service Cape Harbour Marina, everything is accessible by boat.



TARPON POINT

Tarpon Point Marina is a waterfront community located in Southwest Florida. It features a mix of dining options, boutique shops, and marina access, all set within a resort-style setting. The area offers a blend of residential, retail, and recreational spaces along the coast.



BIMINI SQUARE

Expected to open in fall 2025, Bimini Square will offer spacious homes, luxurious amenities, waterfront dining, and health and wellness opportunities from Lee Health, near downtown Cape Coral – empowering you to live your best life in paradise. Located on the waterfront near Four Freedoms Park in downtown.



COVE AT 47TH

The Cove at 47th is Cape Coral's premier luxury apartment destination. Comprised of studio, one, and two bedroom apartment homes, The Cove at 47th offers the finest apartment living experience in downtown Cape Coral, Florida.

SKYLINE COMMERCIAL DEVELOPMENT SITES

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Commercial Parcels For Sale



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POPULATION INCREASE

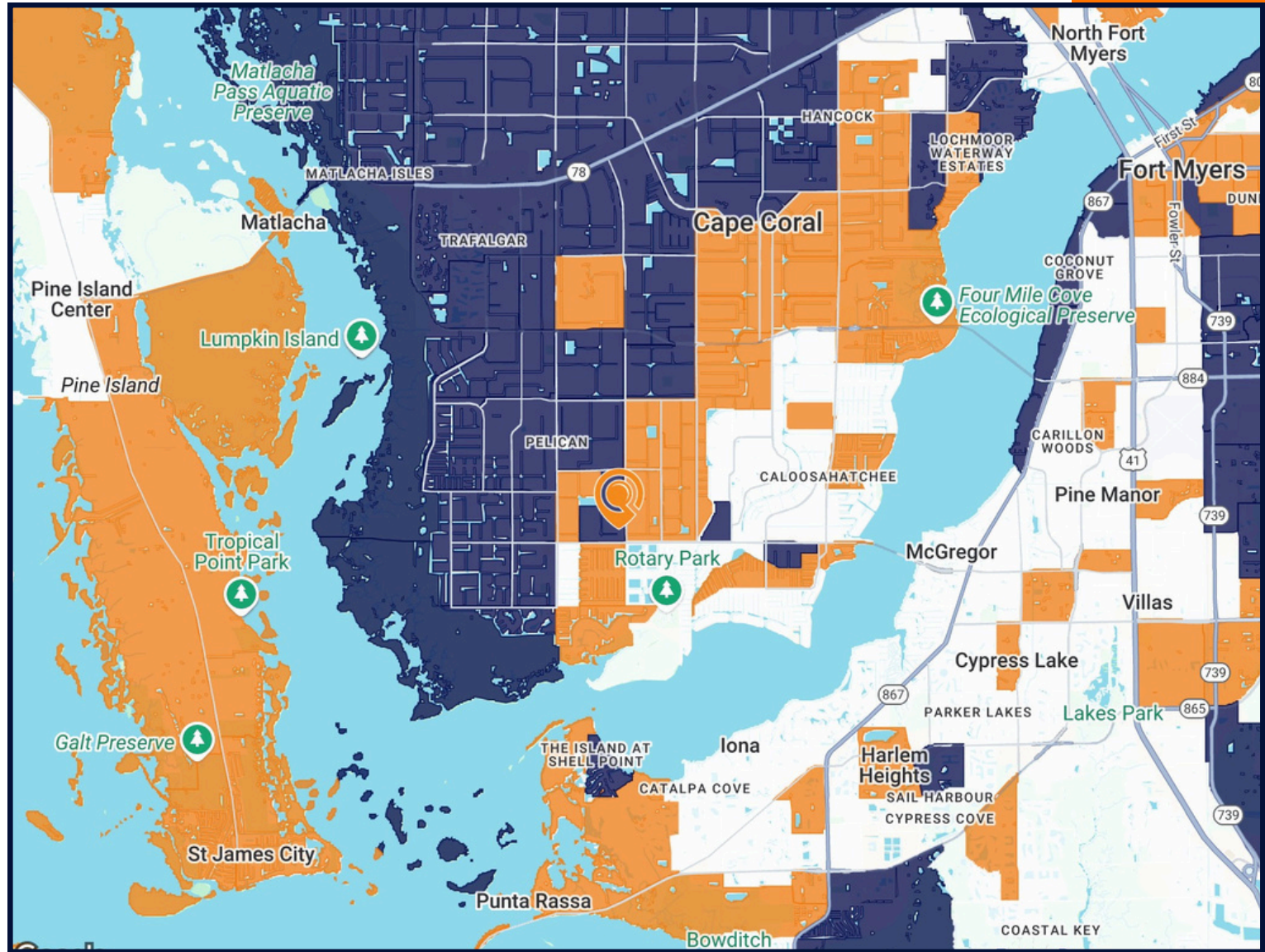
5-YEAR GROWTH



= 5% OR MORE



= 0% - 5% GROWTH



4306 Skyline Blvd.
Cape Coral, FL 33914



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CONTACT AGENT



MIKE CONCILLA
PRINCIPAL



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mconcilla@lqcre.com



LQCRE.com/team

Mike is widely recognized as a Eleven-time CoStar Power Broker™ winner, due to an extensive 25-year career in site selection, development, leasing and investment disposition of core retail, office, and industrial assets.

Some of his most notable development deals include the two retail centers, Sabal Bay and Berkshire Place in Naples, Piper Medical building, and the four-phase, mixed-use development, Palm Pointe Shoppes, as well as the upcoming Alico Lakes retail center in Estero.

As Principal, Mike spearheads the retail division, including sales, leasing, tenant rep and investment services.



CONTACT AGENT



EDWARD LARSEN
ASSOCIATE



239-494-3659



elarsen@lqcre.com



[LQCRE.com/team](https://lqcre.com/team)

Edward started his real estate career as a commercial real estate appraiser in 2021. Shortly after, he became a licensed real estate Sales Associate in 2022.

Edward has worked on a wide range of commercial real estate projects, including but not limited to investment portfolios, office buildings, retail spaces, industrial warehouses, special-use buildings, agricultural land, vacant land, land assemblages, and multi-family properties. This experience has allowed him to develop a strong analytical mindset, with keen attention to detail, and the ability to work effectively under tight deadlines.

