

DOWNTOWN CAPE CORAL REDEVELOPMENT DISTRICT
 4712 SE 15TH AVE, CAPE CORAL, FL 33904



Two-Story Office Building with Additional Land

FOR SALE



SALE PRICE: **\$1,995,000**

OFFERING SUMMARY

Building Size: 5,754 SF
 Lot Size: 0.55 Acres
 Zoning: SC
 Price Per SF: \$381.47

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Population	58,499	184,369	443,663
Total Households	28,067	85,011	192,798
Median Age	53	52	48
Average HH Income	\$95,020	\$90,599	\$90,560

PROPERTY OVERVIEW

Rare opportunity to acquire a two-story, five-unit office building in the Downtown Cape Coral Redevelopment District. The offering also includes an approximately 8,800 SF corner lot at the intersection of SE 15th Ave and SE 47th Terrace, as well as an additional approximately 2,500 SF lot adjacent to the deck, providing added utility, site flexibility, and future upside. Located in the heart of South Cape, this offering combines an established office property with valuable additional land in one of Cape Coral's most active commercial areas.



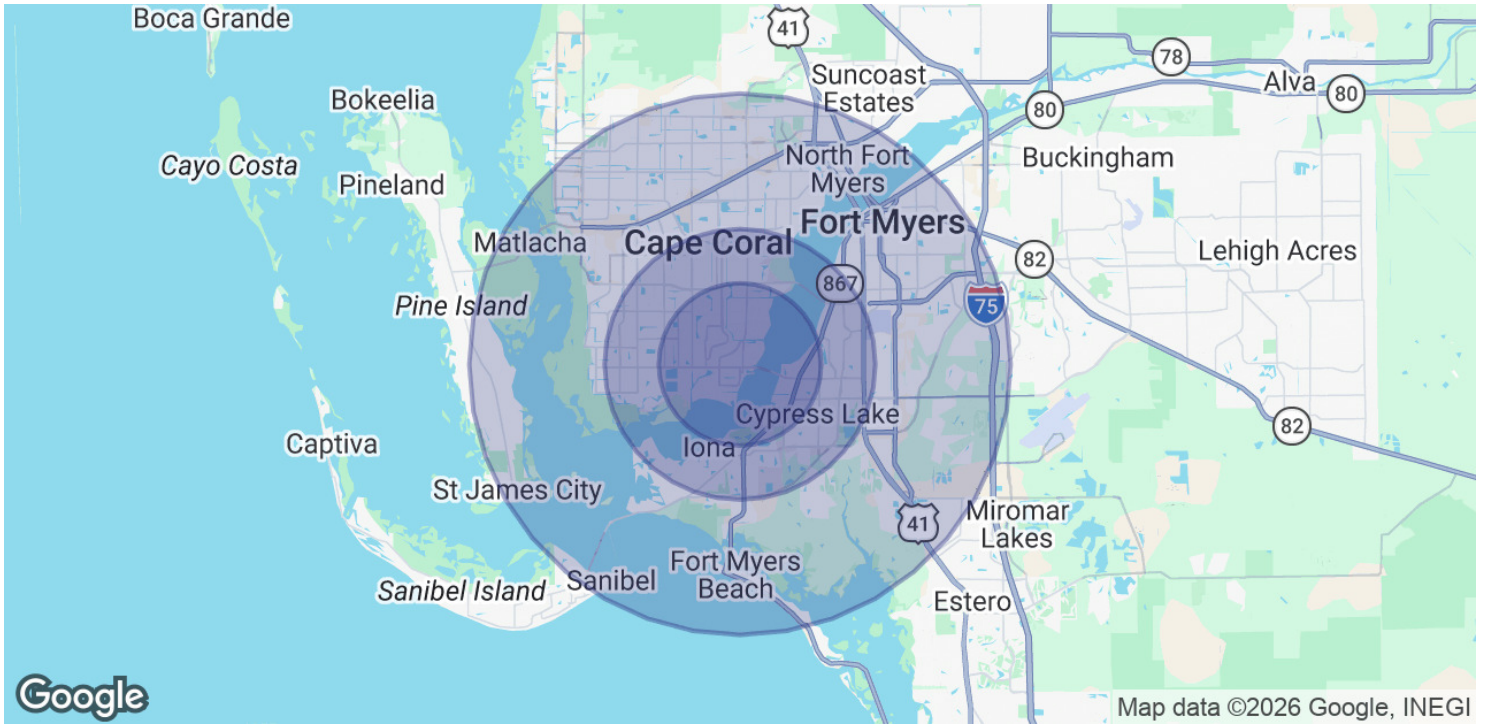
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Demographics Map & Report



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	58,499	184,369	443,663
Average Age	53	52	48
Average Age (Male)	53	51	48
Average Age (Female)	53	52	49

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	28,067	85,011	192,798
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$95,020	\$90,599	\$90,560
Average House Value	\$449,733	\$403,340	\$374,939

* Demographic data derived from 2020 ACS - US Census