



1328 Lafayette St

Cape Coral, FL 33904

Property Features

- Strong frontage along a key commercial corridor serving central Cape Coral
- Flexible commercial zoning supports a wide range of neighborhood-serving uses (retail, medical, service)
- Surrounded by established rooftops and daily traffic drivers
- Open floor plan

Investment & Owner-User Opportunity

- Strong demand for medical, boutique office, and service retail users in this size range
- Undersupplied small-bay commercial product in the area



Positioned for both immediate use and long-term value creation, this property aligns with continued growth across Lee County's retail and service sectors.

Property Overview

Price/SF	\$237.51 PSF
GBA	± 3,150 SF
Property Type	Retail
Year Built	1980
Parking	10 Parking Spaces
Zoning	DC – Downtown Commercial
Submarket	South Cape

For more information:

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Property Overview
Location Aerial



Cape Coral Pkwy (AADT: 36,000)

Site

Downtown Cape Coral: Growth & Momentum

Downtown Cape Coral is undergoing a period of sustained investment and revitalization driven by population growth, increasing tourism, and continued demand for retail and service-oriented commercial space. The subject property is positioned to benefit from this momentum, offering direct access to an expanding customer base and a corridor seeing renewed attention from both local operators and investors.

Why Downtown Cape Coral?

A rare combination of accessibility, surrounding rooftops, and active reinvestment is positioning Downtown Cape Coral as one of the more dynamic small-scale commercial nodes in Lee County.

Area Development & Investment Activity

- Continued redevelopment and reinvestment throughout Downtown Cape Coral
- Increased investor interest in small-format commercial assets
- Limited availability of comparable sites within the submarket

2025 Demographics	3-Miles	5-Miles	10-Miles
Total Population	64,607	188,757	452,003
Total Households	30,401	85,589	194,666
Avg. Household Income	\$101,066	\$95,555	\$95,737
Annual Population Growth 2025-2030	2.0%	2.0%	2.0%

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Cape Coral Growth & Investment Drivers

Marina Villas at Cape Harbour

24 town homes with waterfront access, 113 MF Units

Cape Coral Yacht Club Planned Redevelopment

2-story community center, 30 boat slips, restaurant & 12,500 sf resort-style pool

Bimini Square Mixed-Use Development

218 luxury apartments, Deep Lagoon Seafood, state-of-the-art medical facility, boat slips, and retail shops

Jaycee Park Redevelopment

Redevelopment to include space for 6 food trucks, pavilions & boardwalks

The Cove at 47th

327 recently completed luxury apartments, 19,000 sf commercial

Slip Away Food Truck Park

Parking for 10 food trucks, 300 seats, and 1,370 sf of boardwalk/paths

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