



PINE ISLAND WEST

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



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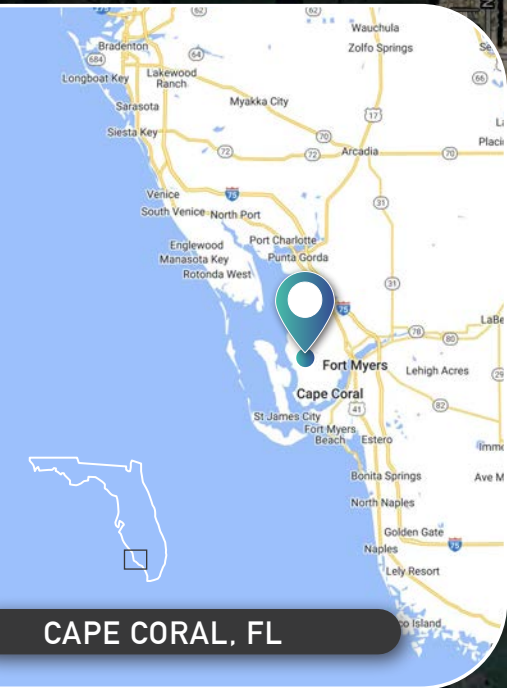
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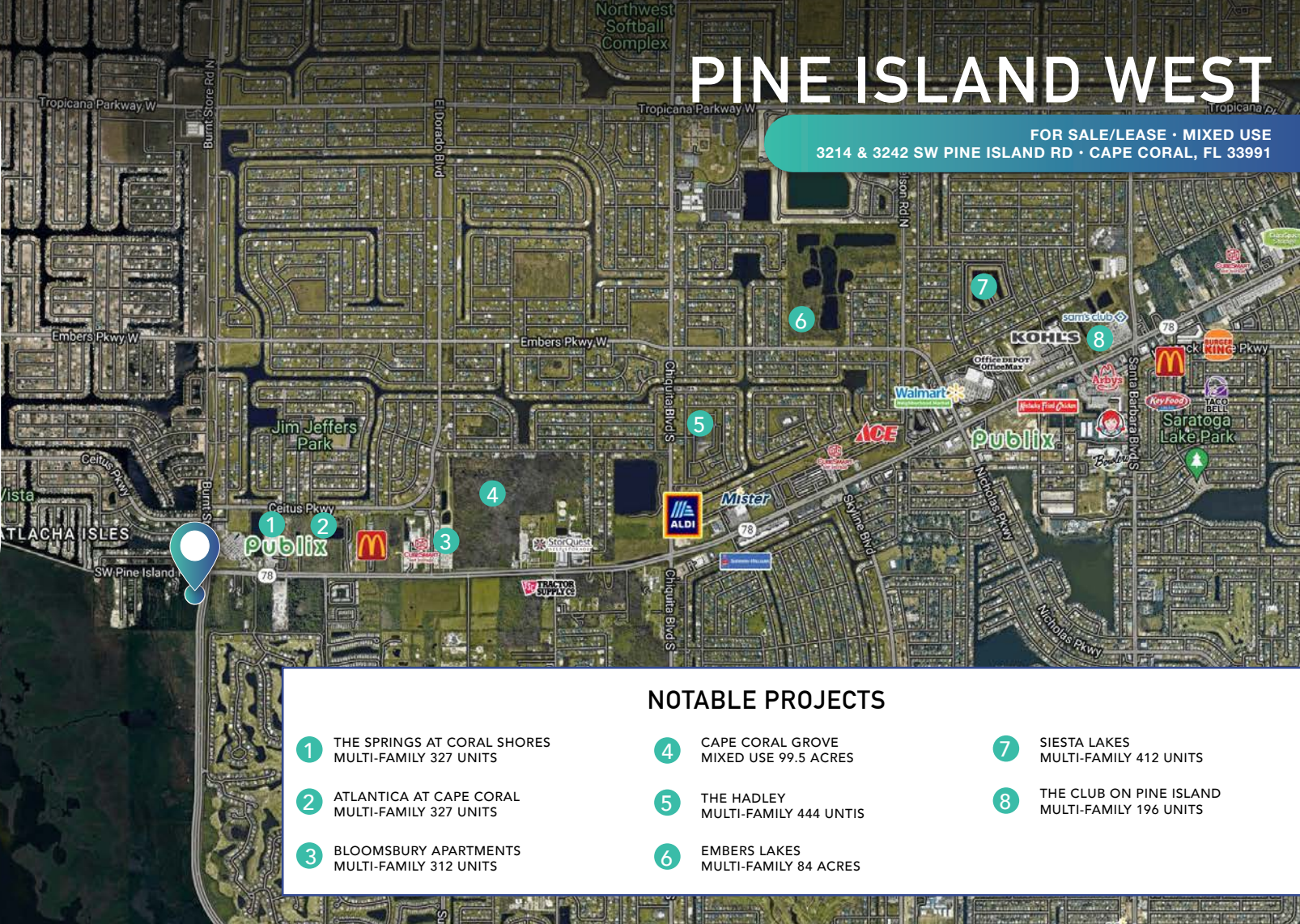


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CAPE CORAL, FL



Matlacha Isles-Matlacha Shores

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

2024 DEMOGRAPHICS

PINE ISLAND WEST



AVERAGE H.H INCOME

1 MILE	3 MILE	5 MILE
\$112,564	\$114,651	\$109,239



POPULATION

3,391	34,138	97,661
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EMPLOYMENT DENSITY

623	5,739	18,162
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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.



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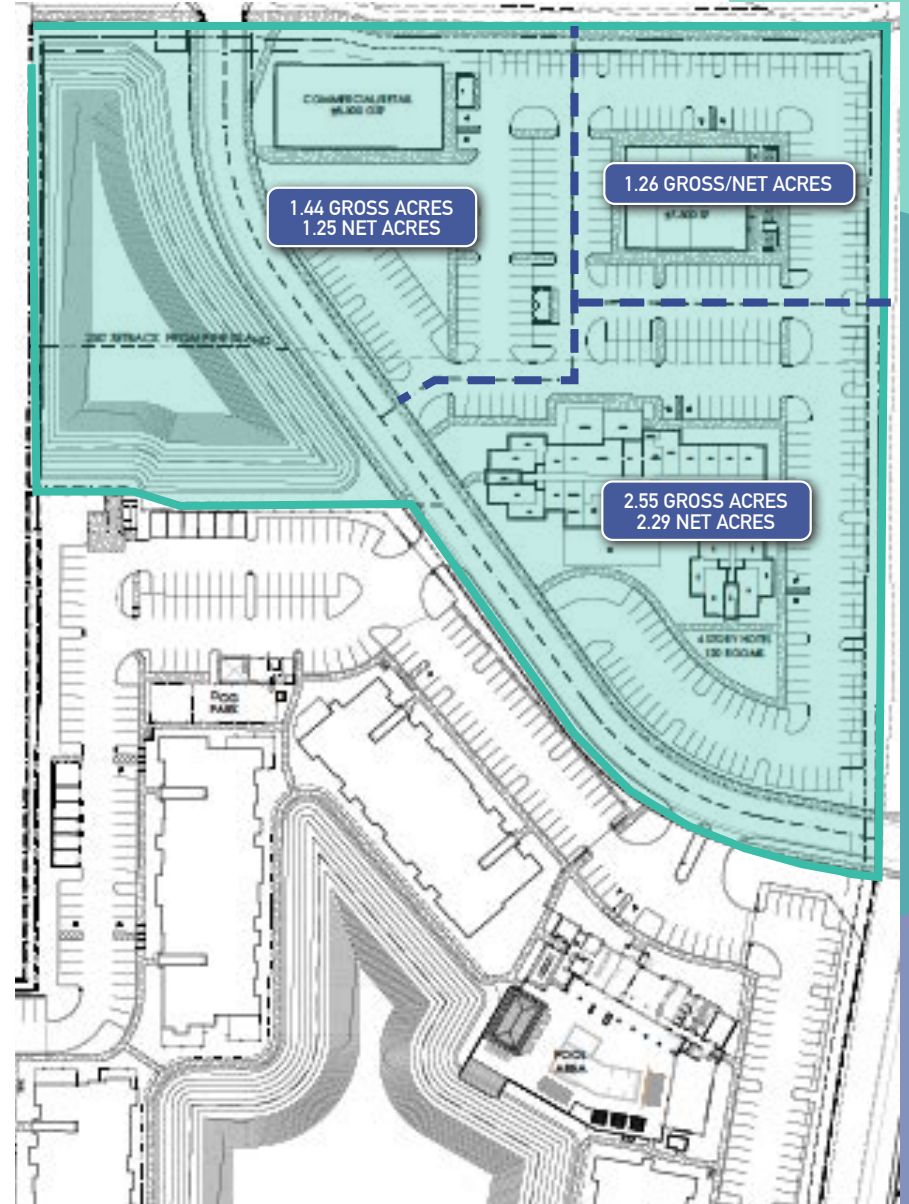
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SITE PLAN



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MEMBER OF:
SITE SOURCE
RETAIL BROKER NETWORK