



1± AC Parcel for sale

1133 SW Pine Island Road, Cape Coral, FL

Prime location. Endless possibilities!

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Colliers Top 25 West & Central FL Brokers (2024)

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Accelerating success.

Property Highlights

1133 SW Pine Island Road
Cape Coral, FL

Unlock the potential of this 1.04 acre vacant parcel, ideally positioned to accommodate a wide range of commercial uses.

Located within the redeveloped Shops at Cape Crossing, this signalized commercial parcel offers exceptional visibility along Cape Coral's primary retail corridor. It is surrounded by national retails, restaurants, self-storage facilities and expending residential communities.

Specifics

- 1± AC parcel located within the Shops at Cape Crossing
- Pad ready
- Utilities on site
- Zoning: Pine Island Road Corridor (CORR)
- Use: Restaurant, QSF, retail, office, medical
- 880 feet of frontage on Pine Island Road
- 3 access points

Location

- The property is located on Pine Island Road (SR 78), a major east-west thoroughfare and thriving commercial corridor in Cape Coral
- Pine Island Road connects to I-75 and US 41, ensuring high traffic volume and regional accessibility.
- The site is located in Shops at Cape Crossing, a fully established commercial center under new ownership and redevelopment.
- Adjacent retailers: Walk-On's Sports Bistro, Mister Car Wash, CubeSmart, Extra Space Storage, Wawa

FOR SALE \$1,118,000.00

Cape Coral continues to experience strong population and household growth. This site serves a dense residential base with significant daytime population and commuter traffic on Pine Island Road.

Demographics (2025)



Total Population

- 3 mile: 66,959
- 5 mile: 64,984



Day Time Population

- 3 mile: 54,055
- 5 mile: 134,023



Population Growth (2025-30)

- 3 mile: 2.3%
- 5 mile: 1.6%



Median Home Value

- 3 mile: \$407,568
- 5 mile: \$420,603



Ave. Household Income

- 3 mile: \$97,688
- 5 mile: \$99,145



Median Age

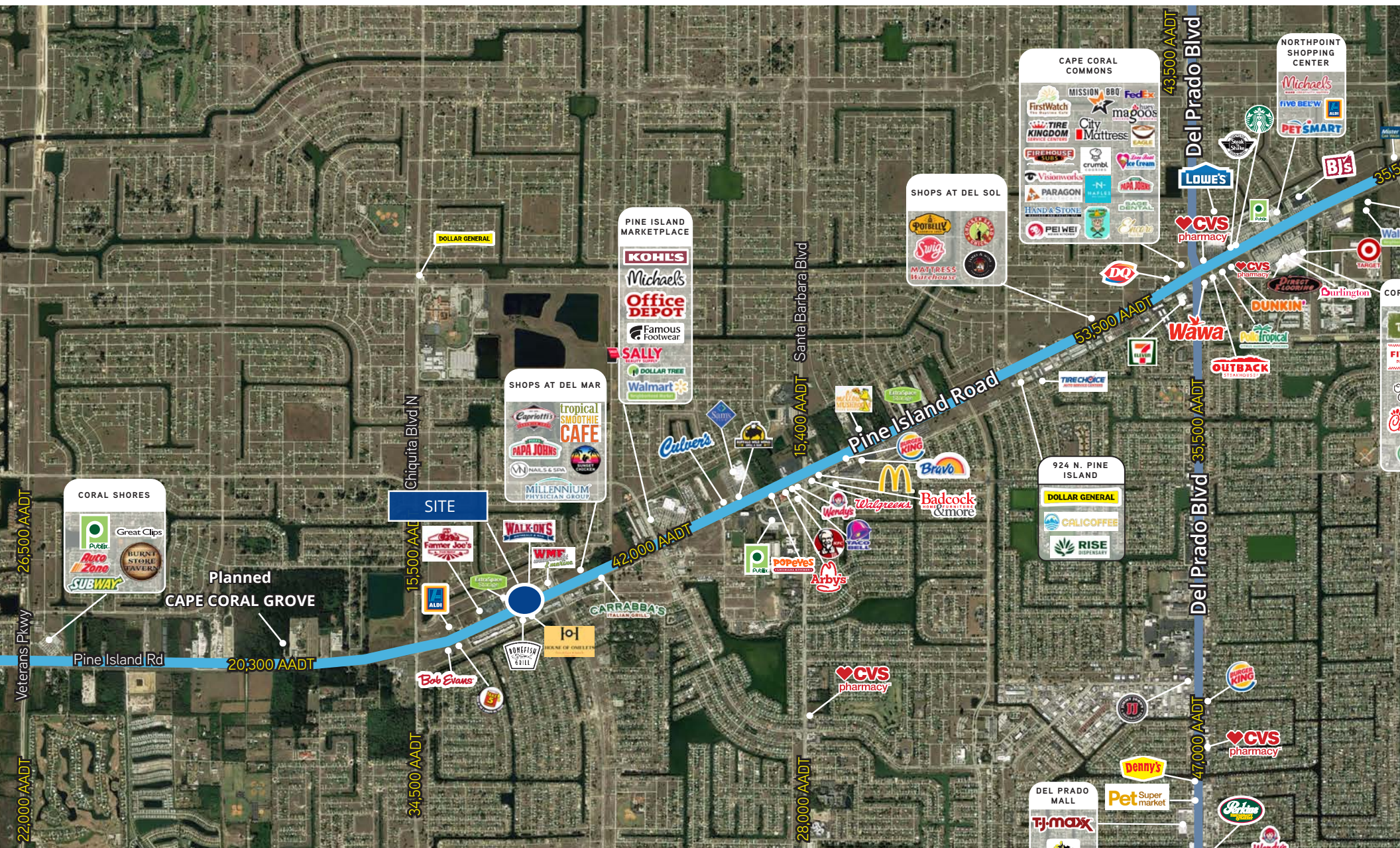
- 3 mile: 42.8
- 5 mile: 44.7



42,000 AADT on SW Pine Island Road

Pine Island Road Retail Map

Property address: 1133 SW Pine Island Road, Cape Coral, FL



Site plan for Lot (Parcel) 3, showing a grassy area with two conduits (EB, CB) and two valves (VB). The lot is surrounded by asphalt parking and drive areas. Dimensions include 505.52' on the left, 249.88' on the top, 249.84' on the bottom, and 182.07' on the right. The lot area is 45,491± SQ. FT. The plan also shows a right-of-way taking (R/W) and a right-of-way (R/O-W) line.



For more information, contact:

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