



Property for Sale or Lease
\$595,000/\$213 Per/SF

Property Highlights

- Located in the Downtown Cape Coral District
- The property benefits from SC - South Cape Downtown District zoning with many approved uses including but not limited to
 - Retail
 - Educational facility
 - Indoor recreation
 - Professional offices
 - Bar/brewpub/winery
 - Restaurant
 - Personal services

GLA	± 2,791 SF
LAND AREA	± 8,429 SF / 0.19 AC
YEAR BUILT	1965
FRONTAGE AND TRAFFIC	87' on Coronado Pkwy 9,900 (AADT)
PARKING RATIO	± 4.38 / 1,000 SF (7 Total Spaces)
ZONING	SC - South Cape Downtown District
SUBMARKET	Cape Coral

Building SF	Lease Rate	CAM	Monthly Rent*
2,791 SF	\$16.50 NNN	TBD	\$3,837.63

*Taxes not included

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CENTRAL LOCATION:

LOCATED IN THE HEART OF DOWNTOWN CAPE CORAL, THE PROPERTY BENEFITS FROM FOOT TRAFFIC FROM SURROUNDING BUSINESSES AS WELL AS QUICK ACCESS TO THE CAPE CORAL BRIDGE FOR ACCESS TO AND FROM.



GROWING INFRASTRUCTURE:

CAPE CORAL IS EXPERIENCING A SIGNIFICANT EXPANSION TO SUPPORT ITS GROWING POPULATION. TWO EXCITING NEW DEVELOPMENTS, THE COVE AND BIMINI SQUARE, ARE RISING WITHIN WALKING DISTANCE OF THE PROPERTY, ENHANCING THE AREA'S APPEAL AND ACCESSIBILITY.



THRIVING BUSINESS COMMUNITY:

CAPE CORAL FOSTERS A BUSINESS-FRIENDLY ENVIRONMENT, WITH INCENTIVES, NETWORKING OPPORTUNITIES, AND A SUPPORTIVE CHAMBER OF COMMERCE TO HELP BUSINESSES SUCCEED.



According to recent reports, Cape Coral is considered one of the best places to work in Florida in 2024, particularly for those looking to start a small business establishments, due to its growing economy, favorable cost of living, and attractive lifestyle with a high self-employment rate; it was even ranked among the top cities nationally for small business establishment by CoworkingCafe.

- **Vibrant business environment:** Cape Coral has a thriving economy with a growing population, making it attractive for various businesses, especially in real estate, construction, and tourism.
- **Low cost of living:** Compared to other parts of Florida, Cape Coral offers a relatively lower cost of living, making it appealing for entrepreneurs and employees.
- **High self-employment rate:** The city boasts a high rate of self-employed individuals, indicating strong potential for new business ventures.
- **Family-friendly community:** Cape Coral is known for its family-oriented lifestyle, with good schools and recreational opportunities.
- **Recent rankings:** Cape Coral was recently listed as one of the best places to live in Florida by Forbes.

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