

# 4707 PINE ISLAND RD NW MATLACHA, FL 33993



## Freestanding Office Investment Opportunity



**SALE PRICE:** **\$893,000.00**

### OFFERING SUMMARY

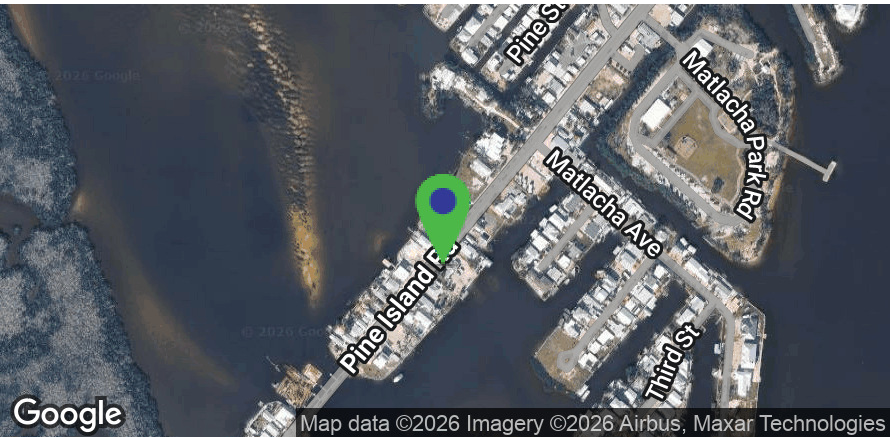
STRAP #: 24442202000000230  
Total Available SF: 1,838 SF  
Lot Size: ±14,400 SF  
Zoning: C-1  
Price / SF: \$485.85

### DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Population	9,539	56,485	225,066
Total Households	4,035	21,943	90,566
Median Age	50	46	47
Average HH Income	\$111,690	\$99,582	\$93,837

### PROPERTY OVERVIEW

4707 Pine Island Rd N presents an opportunity to acquire a ±1,838 SF freestanding office building located along Pine Island Road in Matlacha. The property sits on a ±14,400 SF C-1 zoned parcel and includes an existing office layout suitable for a range of professional and service-oriented uses. With its underlying land value, commercial zoning, and established structure, the property is well positioned for an owner-user or investor seeking a long-term commercial asset in the Matlacha market.



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**CRES Commercial Real Estate Services of SWFL, INC**  
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## Additional Photos



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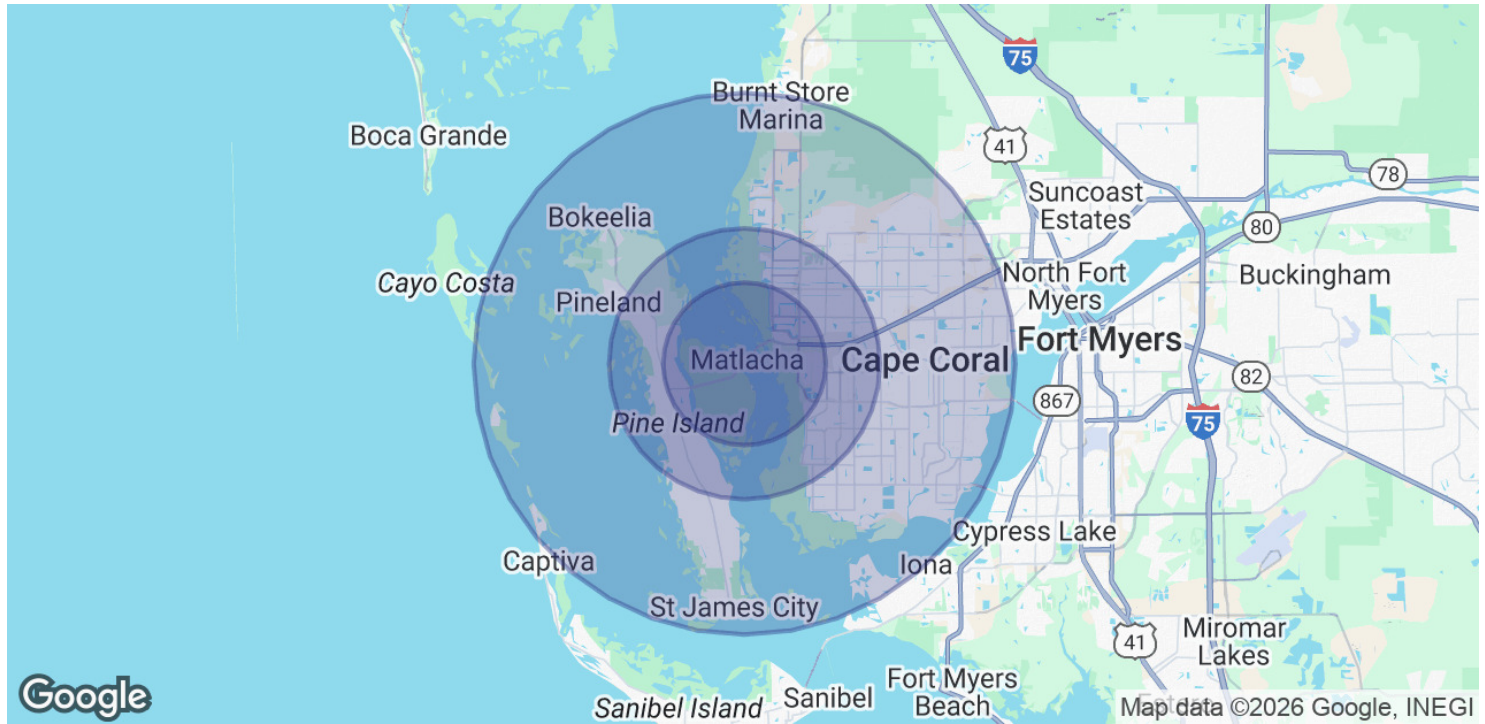
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## Demographics Map & Report



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	9,539	56,485	225,066
Average Age	50	46	47
Average Age (Male)	50	46	46
Average Age (Female)	50	46	47

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	4,035	21,943	90,566
# of Persons per HH	2.4	2.6	2.5
Average HH Income	\$111,690	\$99,582	\$93,837
Average House Value	\$474,260	\$419,294	\$390,289

Demographics data derived from AlphaMap