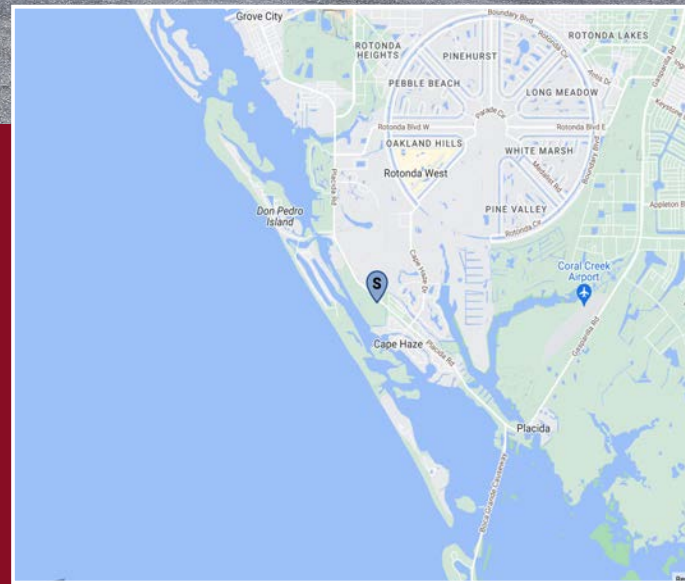


# 8495 Placida Rd Outparcel For Sale \$895,000

8495 Placida Rd  
Cape Haze Plaza FL 339456



## HIGHLIGHTS:

- » .63 Acre Outparcel for Sale or Lease
- » Located in Busy Cape Haze Shopping Plaza
- » Property Configured as 5 Bay Self Serve Car Wash
- » No Equipment Included in Sale
- » CG Zoning Allows For All Types of Uses
- » Call Broker For Additional Details

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	1,195	8,970	25,398
2023 Average HH Income	\$123,925	\$96,301	\$88,269

Exclusively Marketed by:

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## PROPERTY SUMMARY

Property Use	<b>Retail</b>
Building SF	<b>3,300</b>
Land Acres	<b>.63</b>
Year Built	<b>1988</b>
Zoning Type	<b>CG</b>
Lease Option	<b>\$3,500 Monthly</b>

## INVESTMENT SUMMARY

Price	<b>\$895,000</b>
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## Investment Summary

- **Prime Investment Opportunity:** Acquire this .63 acre out parcel at 8495 Placida Rd Placida FL for \$895,000. Strategically positioned near the sought-after beach communities of Boca Grande, Palm Island, and Gasparilla Island, this property offers endless potential for a high return on investment. Don't miss out on this rare chance to own a valuable piece of real estate in a prime location.
- **Ideal Location for Success:** Situated in the bustling Cape Haze Shopping Plaza, this out parcel boasts a prime frontage on Placida Road. With its strategic placement in a highly trafficked area, your business will benefit from maximum visibility and exposure. Whether you're looking to buy or lease, this property offers an incredible opportunity to tap into a thriving market and attract a steady stream of customers.
- **Versatile Property with Endless Possibilities:** Currently a non-operating self-serve car wash, this building features 5 bays and is ready to be transformed into your vision of success. The sale does not include equipment, allowing you the freedom to customize the space according to your unique business needs. Furthermore, the owners are in the process of subdividing the lot, providing even more flexibility for your investment. Call now for additional details.

