



**PRESENTED BY:**

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1141 SW PINE ISLAND RD,  
CAPE CORAL, FL 33991

## VALUE ADD RETAIL

PRICE

SUBJECT TO OFFER

OFFERS DUE: FEB 14, 2025

SVN Commercial Partners, as exclusive advisor, presents this value add investment opportunity at 1141 SW Pine Island Rd, Cape Coral, FL. Formerly a health club, this 29,429 SF strip center offers exceptional potential for redevelopment or reuse. Positioned on Pine Island Rd with 35,000 AADT, the property is surrounded by Cape Coral's fastest-growing retail corridor and features prominent visibility and accessibility.

Ideal for a range of uses, including fitness, retail, or multi-tenant configurations, the site includes end caps with grease traps in place, ready for restaurant use upon layout modifications.

## PROPERTY FEATURES



3.27+/-  
ACRES



29,429  
RSF



ZONED  
CC



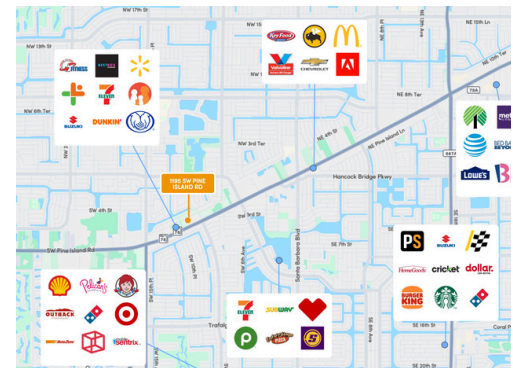
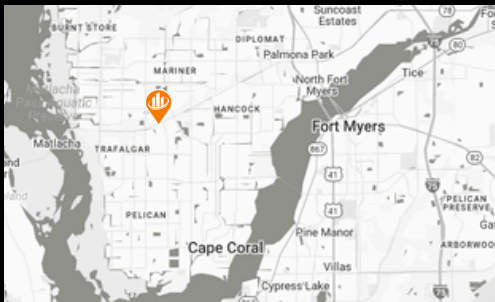
234,000  
POPULATION



TRAFFIC  
35,000 AADT



MUNICIPALITY  
CAPE CORAL



## PROPERTY SUMMARY

**ADDRESS:** 1141 SW Pine Island Rd, Cape Coral, FL 33991

**PARCEL:** 15-44-23-C3-11000.0010

**LOT ACRES:** 3.27+/- AC

**SIZE (RSF):** 29,429 SF

**COUNTY:** LEE COUNTY

**MUNICIPALITY:** CAPE CORAL

**ZONING:** CC- COMMERCIAL CORRIDOR

**TRAFFIC COUNT:** 35,000 AADT

**PRICE:** SUBJECT TO OFFER

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## COMPLETE HIGHLIGHTS

- Prime Location: Positioned on Pine Island Rd, Cape Coral's most prominent commercial corridor, with 35,000 AADT.
- Versatile Space: 29,429 SF free-standing building, formerly a health club, offering flexible use for fitness, retail, or multi-tenant configurations.
- Restaurant Potential: Both end caps feature grease traps, ideal for restaurant use with minor layout modifications.
- Significant Growth Area: Located in a rapidly expanding retail hub with nearby national brands such as CubeSmart, Aldi, Bob Evans, and Farmer Joe's, driving increased traffic and synergy.
- Zoning: CC (Commercial Corridor), supporting diverse commercial applications.
- Strong Market Dynamics: Cape Coral is one of the fastest-growing cities in the U.S., enhancing the investment appeal of this high-demand location.



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