



FOR SALE

0.84 AC of Skyline Blvd Commerical Land

1120, 1116 SKYLINE BOULEVARD

Cape Coral, FL 33991

PRESENTED BY:

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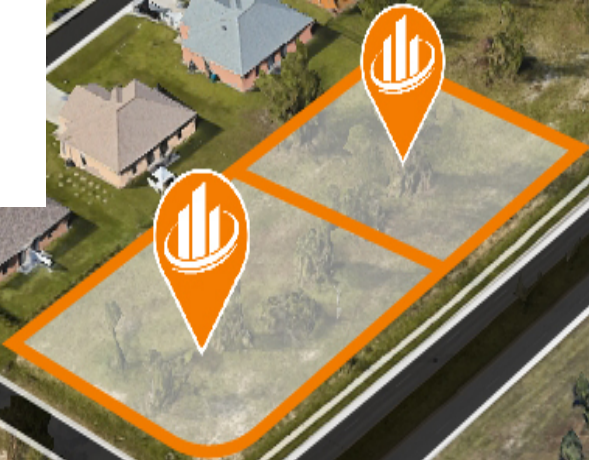
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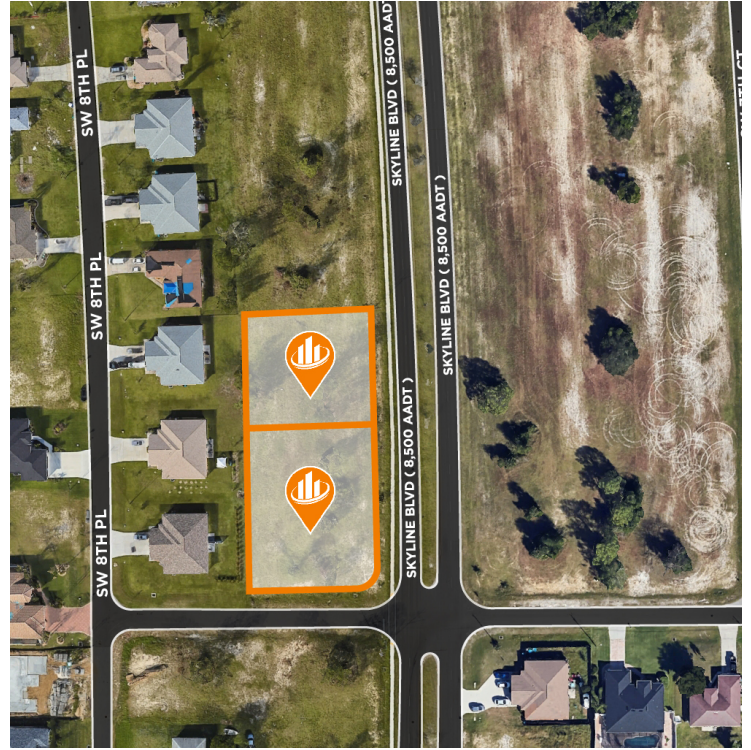
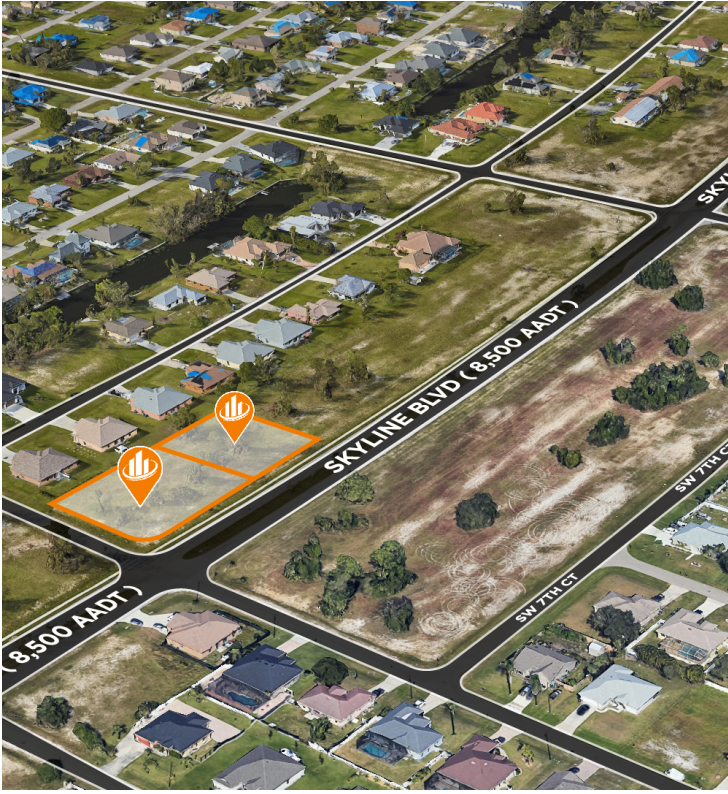


SKYLINE BLVD

BLVD (8,500 AADT)



PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Zoned C for versatile commercial use
- 285+/-ft of prime road frontage
- High traffic with 16,000 AADT both directions on Skyline Blvd
- - Utilities including water and sewer already on site
- - Strategic location in the vibrant Cape Coral area

OFFERING SUMMARY

| | |
|--------------------|--------------|
| SALE PRICE: | \$310,652.00 |
| LOT SIZE: | 0.84 AC |
| PRICE/SF | \$8.49 PSF |
| ZONING: | C |
| AADT: | 16,000 AADT |

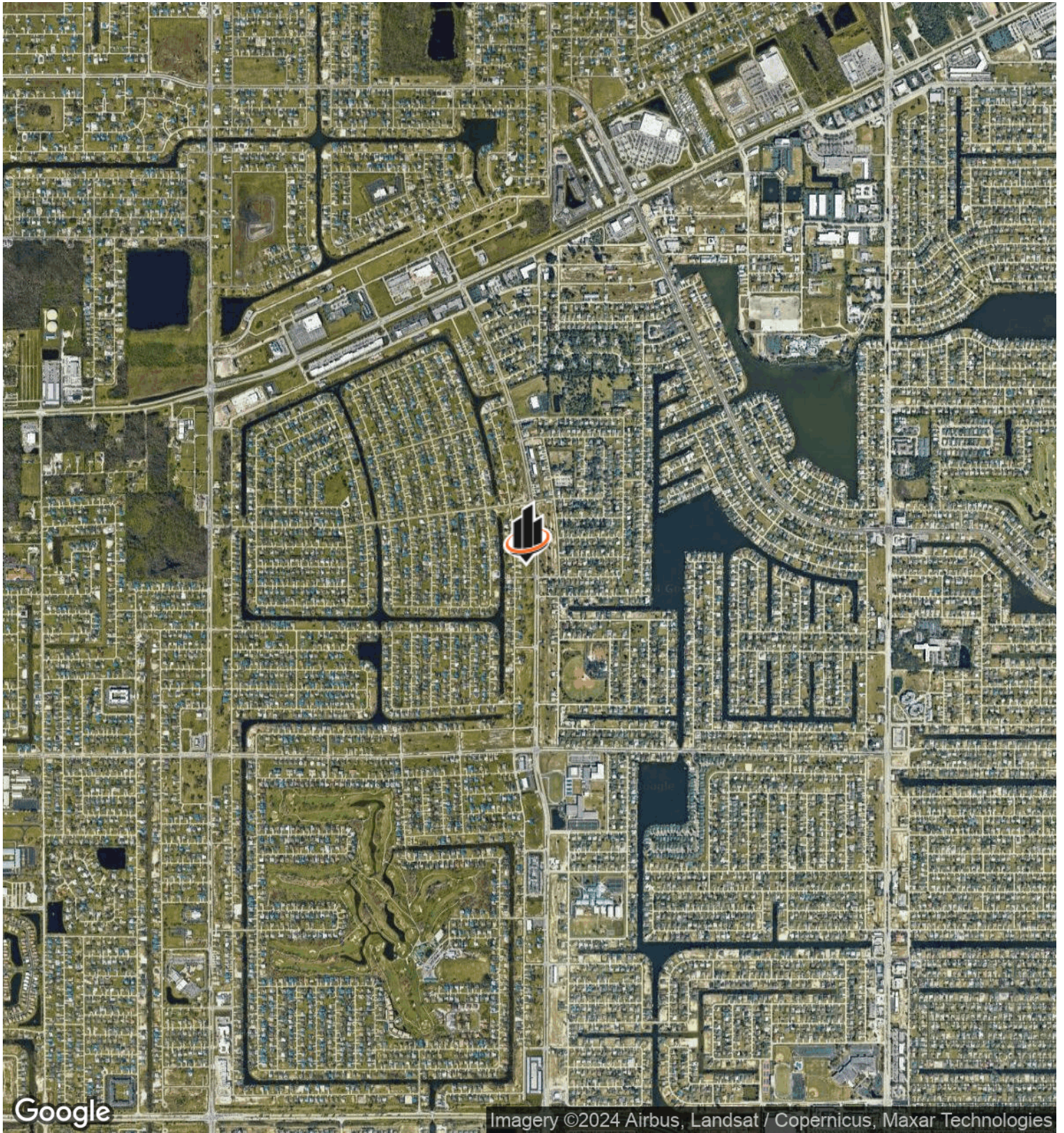
PROPERTY DESCRIPTION

Cape Coral development opportunity with two(2) adjoining commercial lots, totaling 0.84 acres, situated on the oversized corner of Skyline Blvd and SW 12th St, just south of Pine Island Road. This prime real estate includes 285+/-ft of frontage on Skyline Blvd, a major north-south artery, ensuring high visibility and easy access for any business. Located just north of Veteran's Pkwy, the site is ripe for a variety of developments, including a retail plaza, multi family, medical facility, flex space, professional office building, and more.

Zoned C for commercial use, the parcels offer flexibility for your development plans in a fast-growing area of Cape Coral. Utilities including water and sewer are readily available at the site, simplifying the initial stages of construction. The Seller also has several due diligence items to give the buyer a head start on the development and planning process.

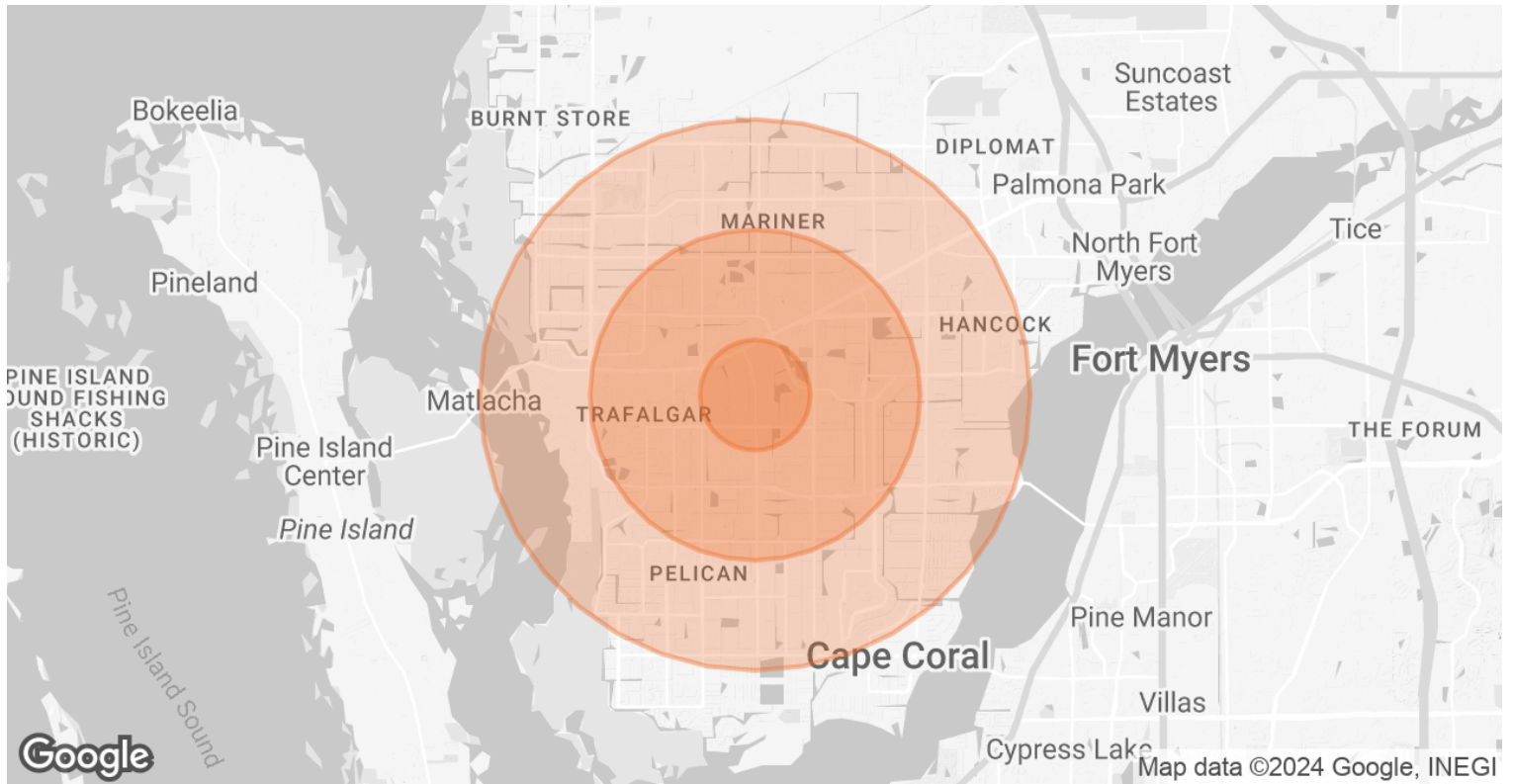
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|--------|---------|---------|
| TOTAL POPULATION | 6,889 | 61,464 | 154,610 |
| AVERAGE AGE | 42.0 | 45.2 | 46.5 |
| AVERAGE AGE (MALE) | 40.8 | 44.9 | 45.3 |
| AVERAGE AGE (FEMALE) | 41.9 | 44.4 | 46.9 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 2,760 | 25,294 | 67,489 |
| # OF PERSONS PER HH | 2.5 | 2.4 | 2.3 |
| AVERAGE HH INCOME | \$60,579 | \$65,268 | \$62,590 |
| AVERAGE HOUSE VALUE | \$227,414 | \$234,396 | \$241,508 |

2020 American Community Survey (ACS)

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