

1.15 ± (WITH OPTION 2.53) ACRE COMMERCIAL SITE

400' ± (WITH OPTION 880') FRONTAGE ON SKYLINE BLVD

FOR SALE

902, 906, 910, 914 & 918 SKYLINE BOULEVARD, CAPE CORAL, FL 33991



PRICE:	\$465,000 @ \$9.30 PSF or \$404,000/Acre
SIZE:	1.15± Acres – 125' x 400', option to add 1.38 acres, total 2.53 acres, 125' x 880'
LOCATION:	0.5± miles south of Pine Island Road
ZONING:	C - Commercial (City of Cape Coral) Click here for zoning uses
LAND USE:	CP - Commercial Professional
UTILITIES:	Water & Sewer (Buyer to assume balance of assessments, approx. \$23,243)
FLOOD ZONE:	X Click here for description
RE TAXES:	\$12,810.35 (2024)
PARCEL ID:	22-44-23-C2-04486.0110/0130/0150/0170/0190

This 1.15± (with option 2.53) acre commercial site offers 400' (with option 880') of prime frontage, with rear alley access, along Skyline Boulevard, with 23,000 AADT for maximum visibility. Zoned C (Commercial), this property is ideally suited for a variety of developments, including retail, medical, office, or mixed-use projects. Strategically located ½ mile south of SW Pine Island Boulevard, this site offers excellent accessibility and convenience, with proximity to major businesses such as Farmer Joe's, Publix, Carrabba's, Bonefish Grill, USPS, self-storage facilities, fitness centers, gas stations, and multiple restaurants.

CONTACT

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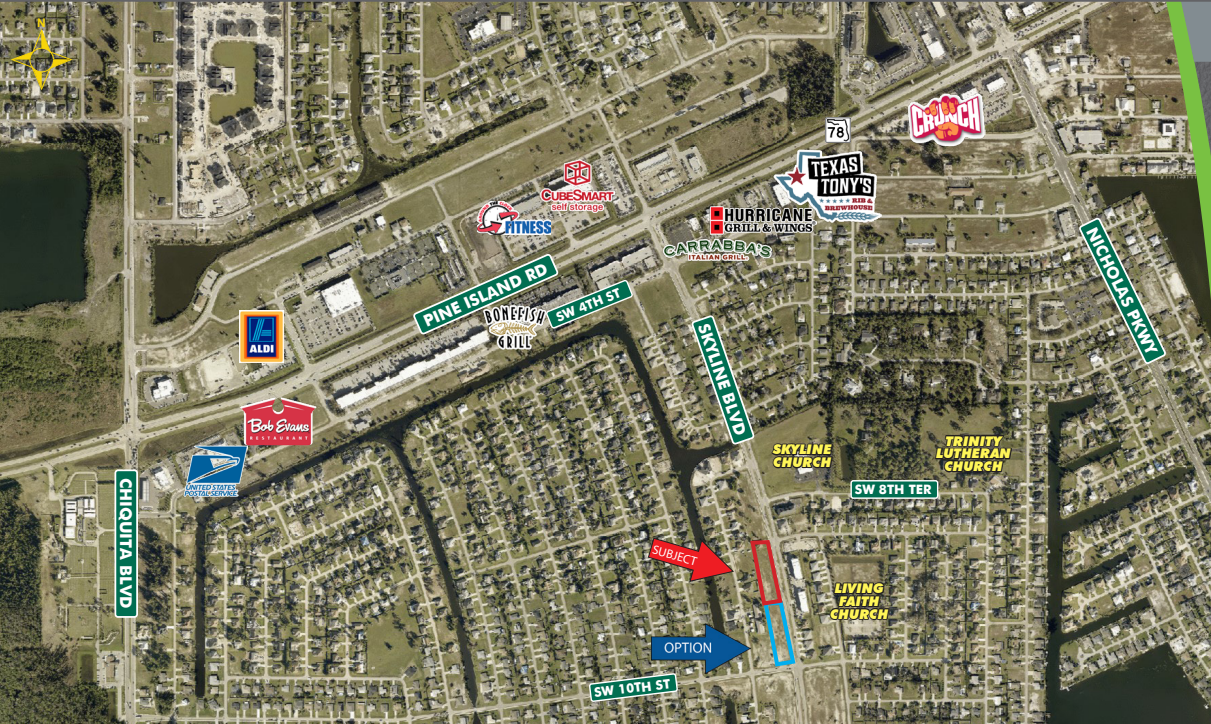
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HIGHLIGHTS

- 400' ± (or 880') frontage on Skyline Blvd, ½ mile south of SW Pine Island Blvd
- Zoned C (Commercial)
- Near Publix, Farmer Joe's, USPS, and restaurants
- Convenient access to major thoroughfares Ideal for retail, office, or medical use
- Option to purchase southerly 1.38 acres corner lot to get total of 2.53 acres corner lot at the NW corner of SW 10th Street and Skyline Blvd



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2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	8,601	72,877	176,421
EST. HOUSEHOLDS	3,315	27,362	69,045
EST. MEDIAN HOUSEHOLD INCOME	\$75,795	\$77,808	\$78,072
TRAFFIC COUNTS (2024)	23,000 AADT		

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11/13/25