

High Visibility  
Commercial Site

1502 CAPE CORAL PKWY | CAPE CORAL, FL 33904



- South Cape Downtown
- Exceptional Redevelopment Opportunity
- Outstanding Visibility



# PROPERTY FACTS



Price

**\$2.25M**

or BTS for Qualified Tenants



Building Size

**±5,613 SF**

Single-Story, Former Restaurant



**Zoning**

SC - South Cape  
Downtown District



**32 Parking Spaces**

Standard: 29 | Handicapped: 3

Parking Ratio: 5.7/1,000



Lot Size

**±0.65 AC**



**Future Land Use**

DM - Downtown Mixed



Year Built

**1995**



**Residential Density**

Max - 125 Units/AC



**Location**

Urban Walkable Downtown  
Cape Coral Site



**Max Height**

Lesser of 10 Stories  
or 120 feet



**Permit Ready**

Plans available for  
Medical Use



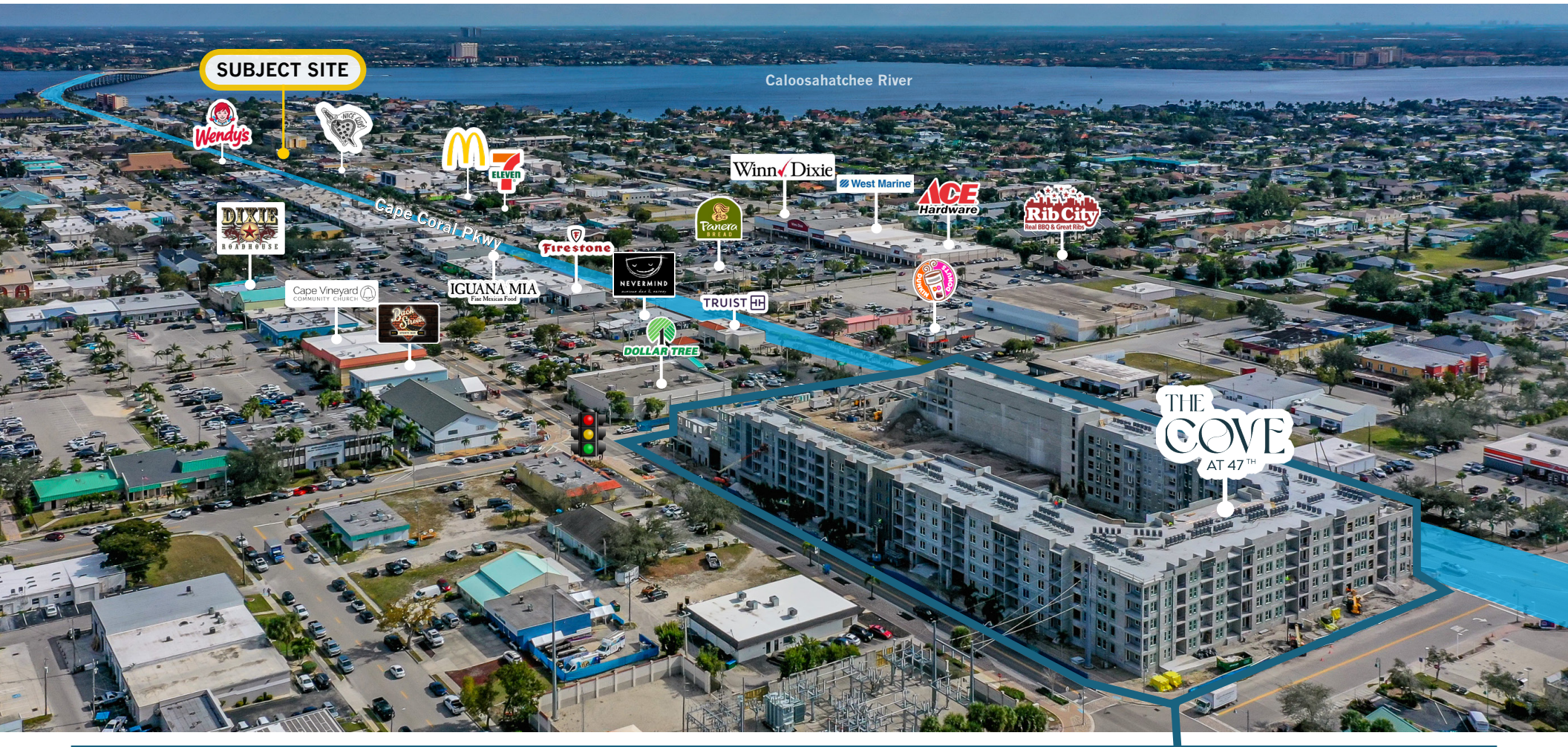


# AERIAL MAP





# AERIAL MAP



## The Cove at 47th

The Cove at 47th is a \$103 million mixed-use development that will include 327 luxury apartments, 19,000 square feet of ground-floor retail or office space, and a 585-space parking garage, with 125 spaces reserved for the public. The development will also include a rooftop bar and restaurant. The project also features a resident roof top resort-style amenity, and will be the first infill residential project with a parking garage in Cape Coral.

[source: flco.com]



# ZONING & FUTURE LAND USE

## **South Cape Downtown District, Zoning**

The South Cape District special regulations are intended to act as a stimulus to development through 831 provisions that permit a flexible approach to infill development within the City's Community 832 Redevelopment Area.

### **Permitted Uses include:**

- Multifamily Residential
- Mixed-Use
- Retail below 30,000 SF per tenant
- Hotel
- Bar
- Restaurant - No Drive-Through
- Commercial
- Parking Garage
- Brewery, Distillery, Winery
- Bank
- Pharmacy
- Assisted Living
- Educational Facilities
- Commercial Parking Lot/Garage
- Hotel/Motel
- Pet Services
- Pharmacy - No Drive-Through
- Community Center
- Movie Theatre
- Religious Institution

## **Downtown Mixed, Future Land Use:**

Intended primarily for the Downtown Community Redevelopment Area, to provide a vibrant, walkable, mixed-use district in the historical heart of Cape Coral, mixed-use projects containing commercial and professional uses in conjunction with multi-family housing opportunities where practical and feasible are encouraged.

To this end, commercial/professional uses may develop at a maximum Floor Area ratio of four (4) with an average area-wide FAR of two and twenty-three one hundredths (2.23) with commercial/professional uses developed at a ratio of sixty-five (65) percent commercial and thirty-five (35) percent professional, on an area-wide basis. Residential development may develop at a density of one hundred twenty-five (125) dwelling units per acre, not to exceed an aggregate of eleven thousand one hundred forty-six (11,146) dwelling units. In order to maintain these development limits, the City shall track residential and nonresidential development within this future land use map classification. No further residential development will be permitted in this future land use classification should dwelling unit limits be reached. If the average area-wide FAR of two and twenty-three hundredths (2.23) is reached, the City will permit only that nonresidential development with a FAR of 2.23 or below. Development at these intensities and densities are contingent on the availability of centralized city utility services and transportation network at sufficient capacities to accommodate the development at the appropriate level of service, the availability of sufficient and convenient parking to service the project, the availability of multi-modal transportation opportunities, and compatibility with adjacent existing and future land use. Special zoning designations may be established to implement this future land use classification, designed to result in a compact urban form. Zoning districts consistent with the Downtown Mixed future land use map classification are the South Cape Downtown District and the Mixed-Use Bimini Basin zoning district.





# EXTERIOR IMAGES





# RELEVANT SALES

## 910 Cape Coral Pkwy E Cape Coral, FL 33904



**Existing building at time of sale.**

Sale Price	\$1,225,000
Sale Date	2/17/2023
Bldg SF	2,604 SF
Price/SF	\$470.43
Lot Size	0.23 AC
Price/AC	\$5,326,087

## 1332 Cape Coral Pkwy E Cape Coral, FL 33904



**Existing multi-tenant building at time of sale.**

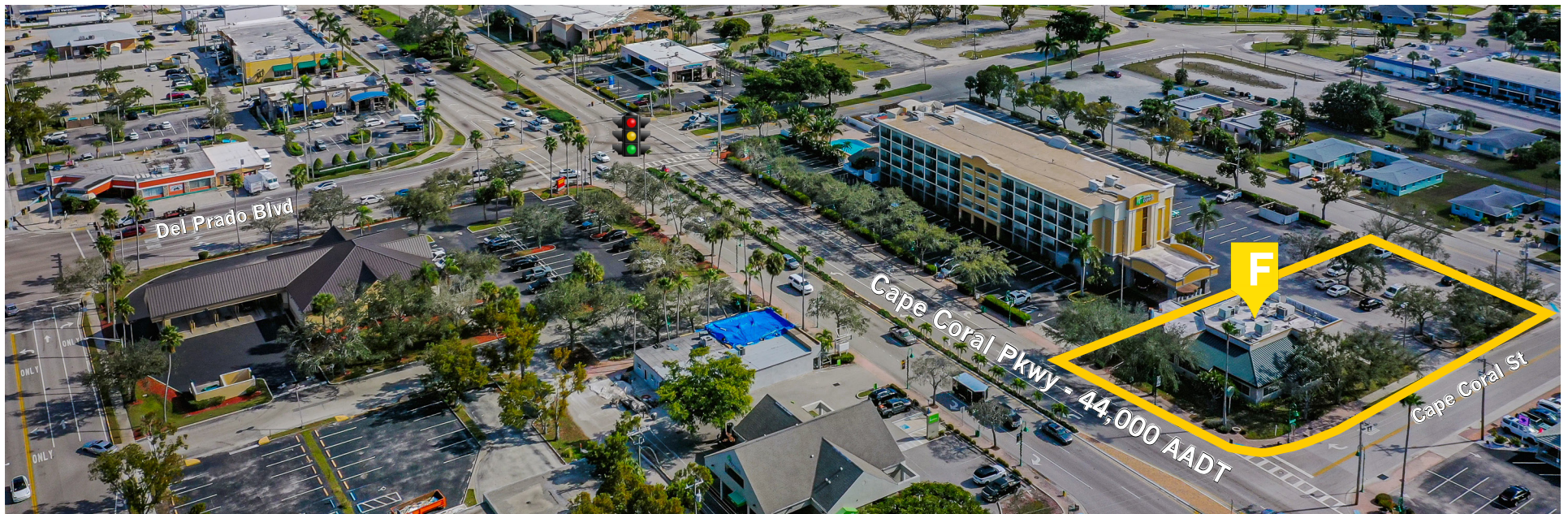
Sale Price	\$1,30,000
Sale Date	3/30/2022
Bldg SF	3,450 SF
Price/SF	\$376.81
Lot Size	0.14 AC
Price/AC	\$9,285,714

## 4721 Vincennes Blvd Cape Coral, FL 33904



**Existing building at time of sale.**

Sale Price	\$1,530,000
Sale Date	5/11/2023
Bldg SF	2,472 SF
Price/SF	\$618.93
Lot Size	0.16 AC
Price/AC	\$9,562,500





# COMPARABLE LEASES

## 1515 E Cape Coral Pkwy Cape Coral, FL 33904



**LEASED**

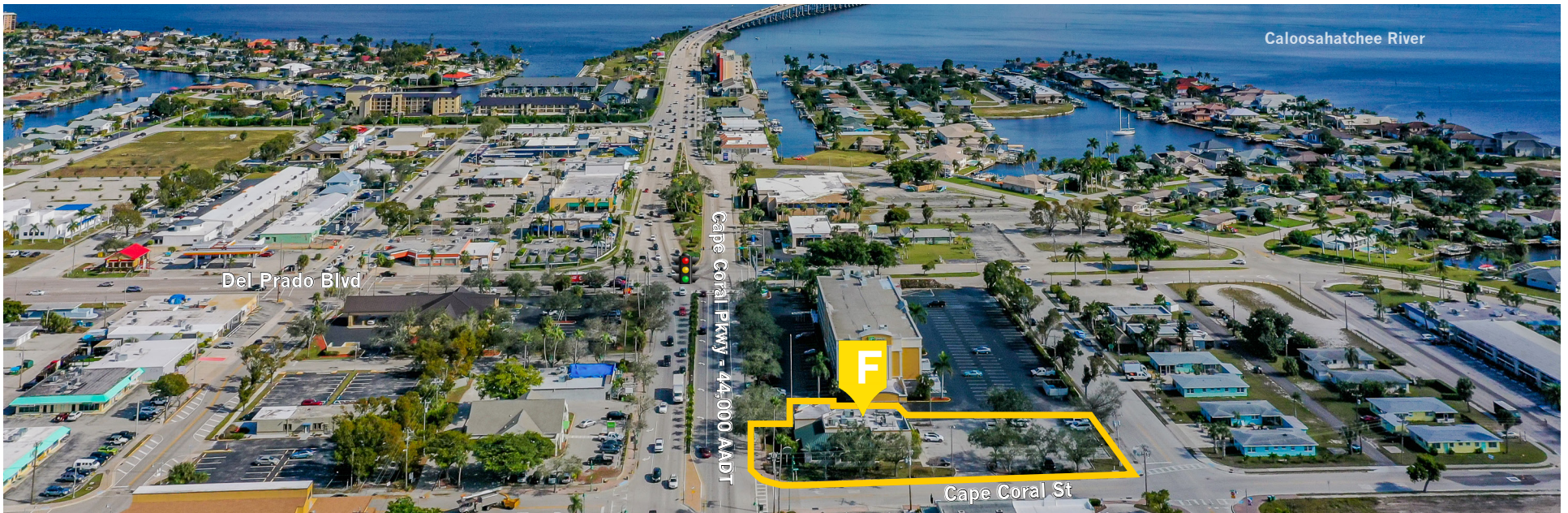
<b>Listing Rate</b>	<b>\$5,395/mo</b>
<b>NNN</b>	<b>\$35.00</b>
<b>Building Size</b>	<b>1,850 SF</b>
<b>Lot Size</b>	<b>0.27 AC</b>
<b>Term</b>	<b>3 Years</b>

## 1414 CAPE CORAL PKWY Cape Coral, FL 33904



**LEASED**

<b>Listing Rate</b>	<b>\$6,704/mo</b>
<b>NNN</b>	<b>\$29.00</b>
<b>Building Size</b>	<b>2,774 SF</b>
<b>Lot Size</b>	<b>0.65 AC</b>
<b>Term</b>	<b>10 Years</b>





# 5-MILE RADIUS | DEMOGRAPHIC SUMMARY

## KEY FACTS



**119,271**  
POPULATION

**51.7**

MEDIAN AGE

**2.2**

AVG. HOUSEHOLD SIZE

## BUSINESS



**6,441**  
TOTAL BUSINESSES



**56,191**  
EMPLOYEES



**\$62,756**  
MEDIAN HOUSEHOLD INCOME



**\$41,205**  
AVERAGE HOUSEHOLD INCOME



**\$188,925**  
MEDIAN NET WORTH

## EMPLOYMENT

**4.8%**

UNEMPLOYMENT RATE

67%

White Collar

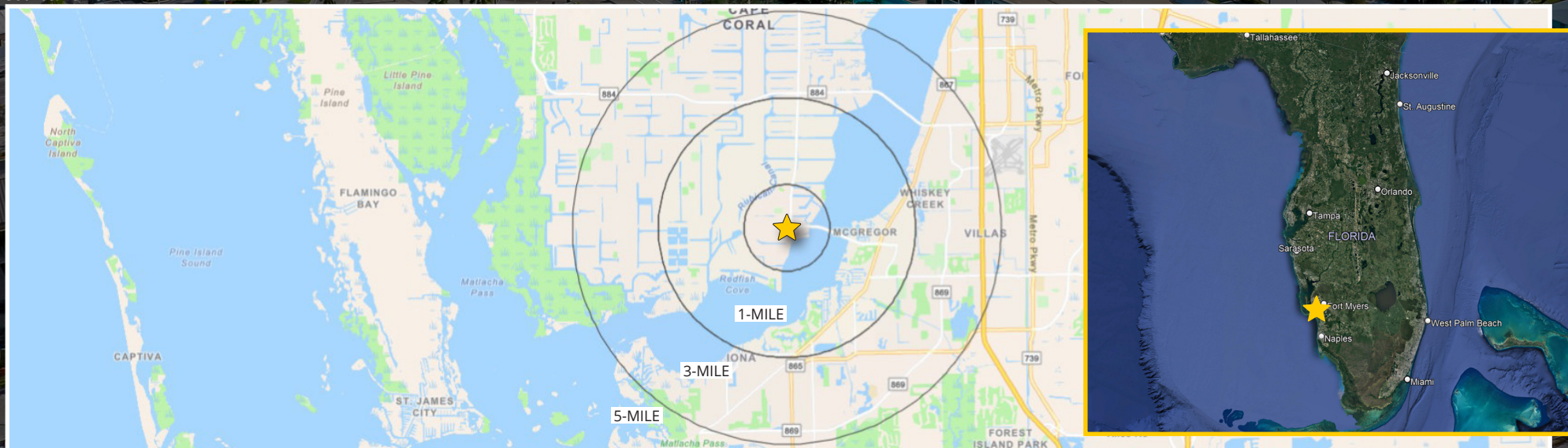
18%

Blue Collar

15%

Services

Source: Esri STDB





# LEE COUNTY - THE PLACE TO BE

## STRONG JOB MARKET

Lee County has an unemployment rate of 3.8%, which is lower than the national average of 4.2% (as of December 2021). The county has a diverse economy with over 100,000 jobs in healthcare, tourism, education, and manufacturing. The number of new businesses in the county has increased by over 6% in the past year.



## POPULATION GROWTH

There has been a significant shift in migration trends toward Florida, with 10 of the Top 25 Growth Cities located in Florida; among those, Fort Myers was ranked #6 in the nation. Similarly, in a recent LinkedIn ranking of the top 20 cities for remote workers, Cape Coral took the #1 spot among major metros.



## STRONG EDUCATION SYSTEM

Lee County has a strong public school system, with many highly-rated schools and a growing number of charter and private schools. The county is also home to several colleges and universities, including Florida Gulf Coast University and Hodges University.





# CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Fischler Property Company, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, develop-ability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Fischler Property Company, LLC, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Fischler Property Company, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

## **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Fischler Property Company, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Fischler Property Company, LLC does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modelling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Fischler Property Company, LLC in compliance with all applicable fair housing and equal opportunity laws.





# MEET YOUR BROKER

---



**PHIL FISCHLER**  
FOUNDER + PRESIDENT  
CCIM, PE (FL, TX), LEED AP  
[pjf@fischlerco.com](mailto:pjf@fischlerco.com)

Phil is trusted by prominent U.S. and international companies with the investment in and development of high-profile mixed-use, multi-family and commercial properties from Montana to South Florida. Clients turn to him for his integrity, creativity, versatility and wide-ranging experience spanning engineering to real estate brokerage to bank advisement. With an uncanny ability to recognize opportunities and predict real estate trends, Phil's resourcefulness inspires action and delivers results. Highly regarded for honoring commitments and achieving goals, he has a track record to back up his reputation.

In 2009, Phil founded Fischler Property Company with a mission to build a legacy through inspiring investment in and restoration of Southwest Florida while helping to positively shape its inevitable growth.