



1± AC Parcel for sale or lease

1133 SW Pine Island Road, Cape Coral, FL

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Colliers Top 25 West & Central FL Brokers (2024)

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Property Highlights

1133 SW Pine Island Road
Cape Coral, FL

Prime location. Endless possibilities.

Unlock the potential of this 1.04 acre vacant parcel, ideally positioned to accommodate a wide range of commercial uses.

Sale or Lease Options Opportunities:

Build-to-suit development

Ground lease for national or regional tenants

Owner/user purchase for future expansion

FOR SALE

\$1,250,000

FOR LEASE

Inquire for details

Whether you are looking to purchase for long-term investment or lease for immediate development, this site offers unmatched flexibility and opportunity.

Specifics

- 1± AC parcel located within the Shops at Cape Crossing
- Pad ready
- Zoning: Pine Island Road Corridor (CORR)
- Use: Restaurant, QSF, retail, office, medical
- 880 feet of frontage on Pine Island Road
- 3 access points

Location

- The property is located on Pine Island Road (SR 78), a major east-west thoroughfare and thriving commercial corridor in Cape Coral
- Pine Island Road connects to I-75 and US 41, ensuring high traffic volume and regional accessibility.
- The site is located in Shops at Cape Crossing, a fully established commercial center under new ownership and redevelopment.



42,000 AADT on SW Pine Island Road

Demographics (2025)



Total Population

- 3 mile: 66,959
- 5 mile: 64,984



Median Home Value

- 3 mile: \$407,568
- 5 mile: \$420,603



Day Time Population

- 3 mile: 54,055
- 5 mile: 134,023



Ave. Household Income

- 3 mile: \$97,688
- 5 mile: \$99,145



Population Growth (2025-30)

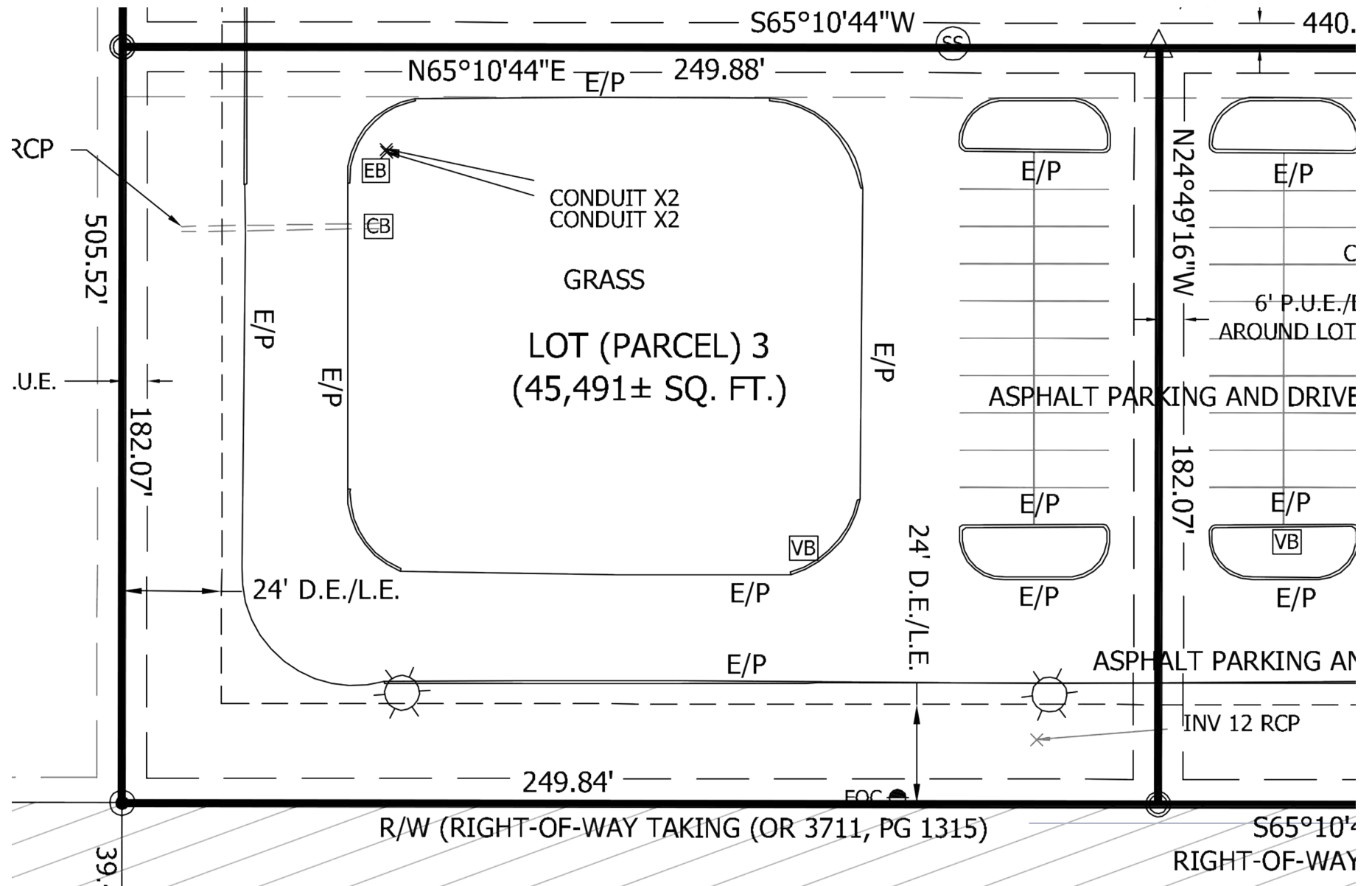
- 3 mile: 2.3%
- 5 mile: 1.6%



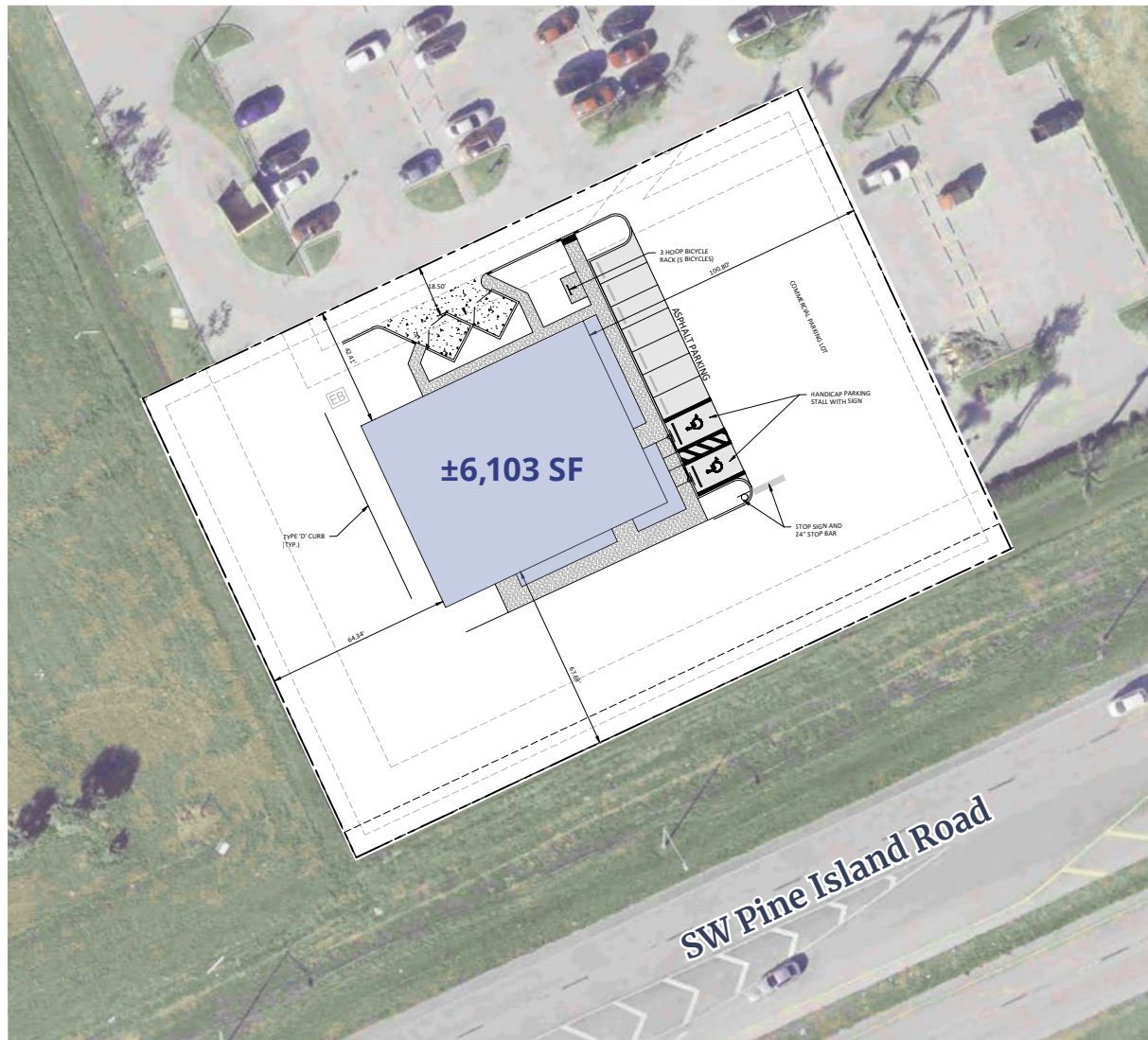
Median Age

- 3 mile: 42.8
- 5 mile: 44.7

Site Survey



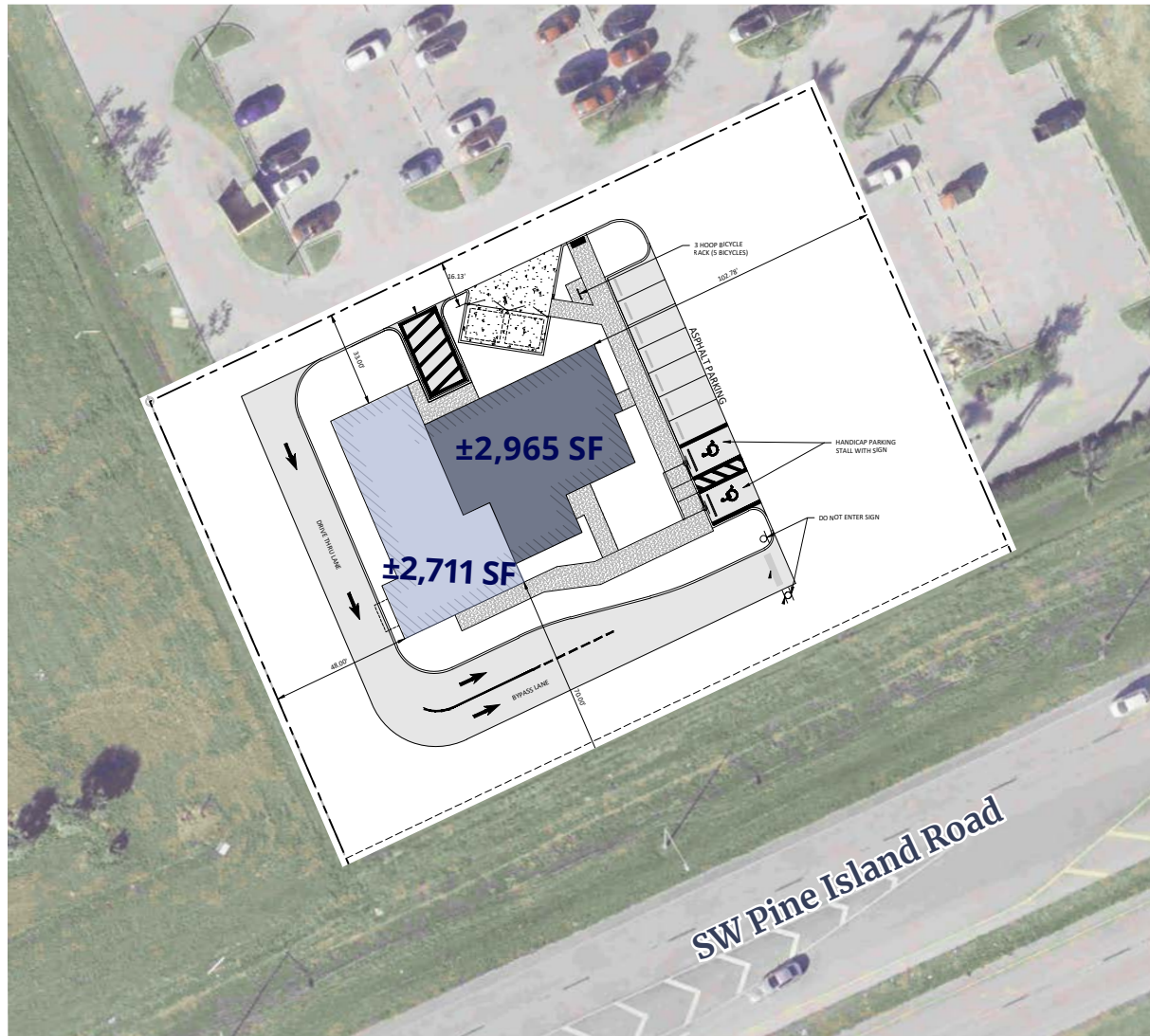
Conceptual Plan



- Ability to building one story building
- Ample parking
- Building signage

±6,103
square feet

Conceptual Plan



- Ability to building one story building
- Drive thru
- 2 spaces:
 - » 2,711 SF - QSF
 - » 2,965 SF
- Building signage

±5,676
square feet

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For more information, contact:

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