



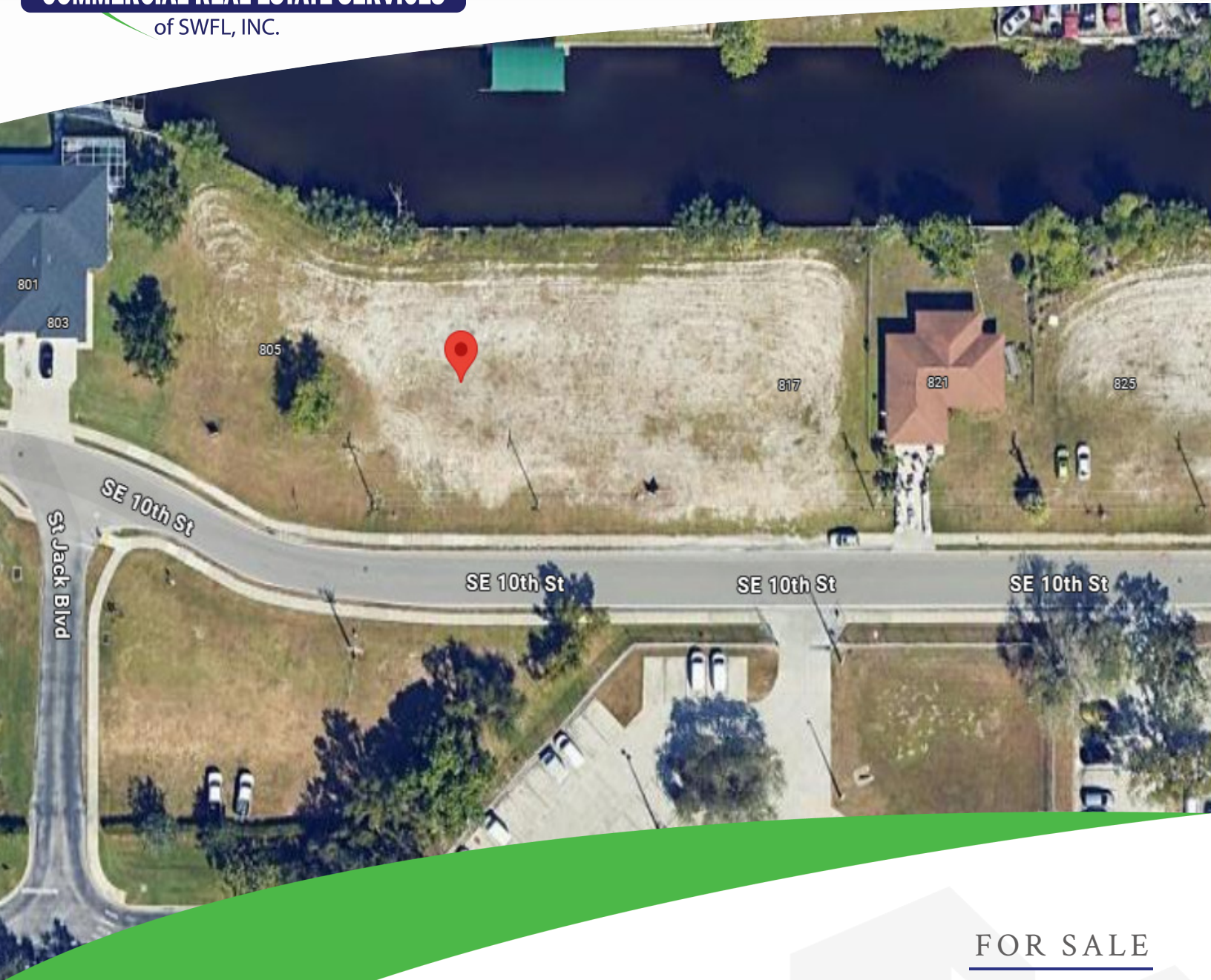
COMMERCIAL REAL ESTATE SERVICES

of SWFL, INC.

CARLOS ACOSTA, CCIM

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FOR SALE

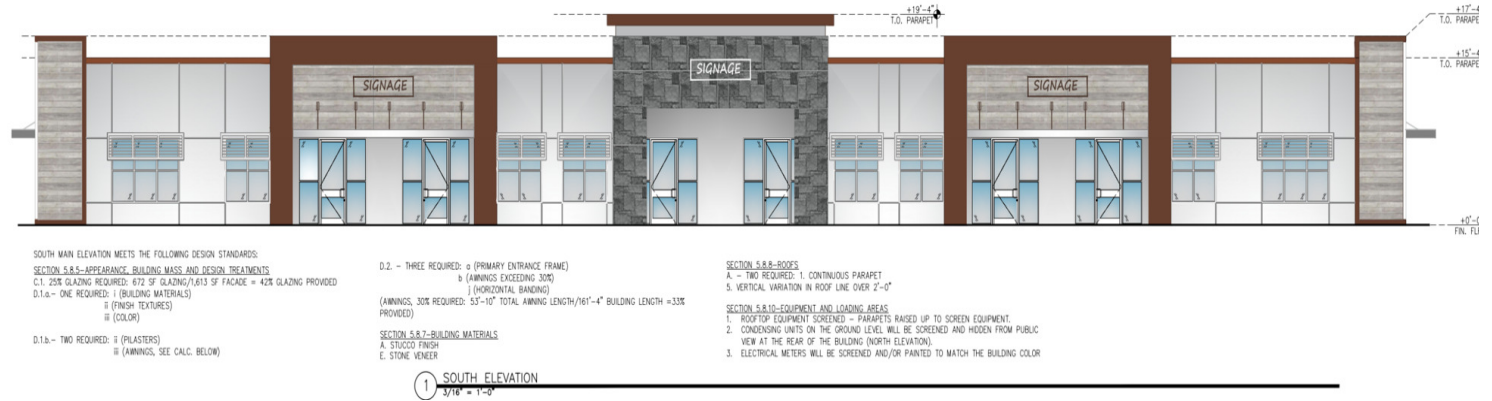
809 SOUTHEAST
10TH STREET

CAPE CORAL, FL 33990

809 SOUTHEAST 10TH STREET CAPE CORAL, FL 33990



Ready-to-Build Commercial Plot with Approved Plans



SALE PRICE

\$649,999

OFFERING SUMMARY

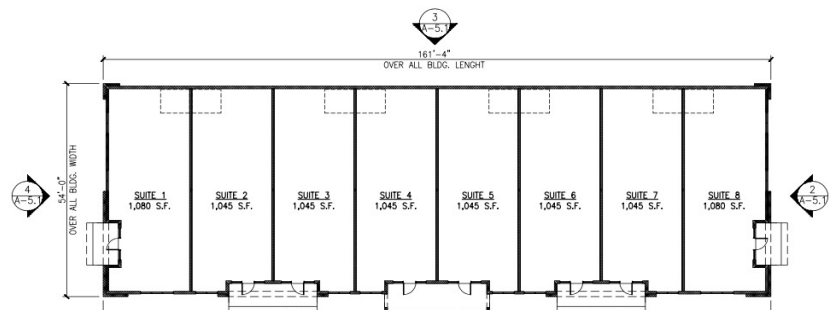
Lot Size:	1 Acres
Zoning:	P-1
Price / SF:	\$14.92

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Population	82,220	182,789	447,905
Total Households	31,773	72,170	191,021
Median Age	45	45	47
Average HH Income	\$85,137	\$90,624	\$87,139

PROPERTY OVERVIEW

Located at 809 SE 10th St., Cape Coral, this prime development opportunity features direct Gulf access, making it an exceptional choice for businesses looking to capitalize on the area's waterfront appeal. The property comes with city-approved architectural plans for a multi-suite commercial building, along with permits in place—allowing for immediate construction. Ideal for developers seeking a ready-to-build site in a high-demand location.



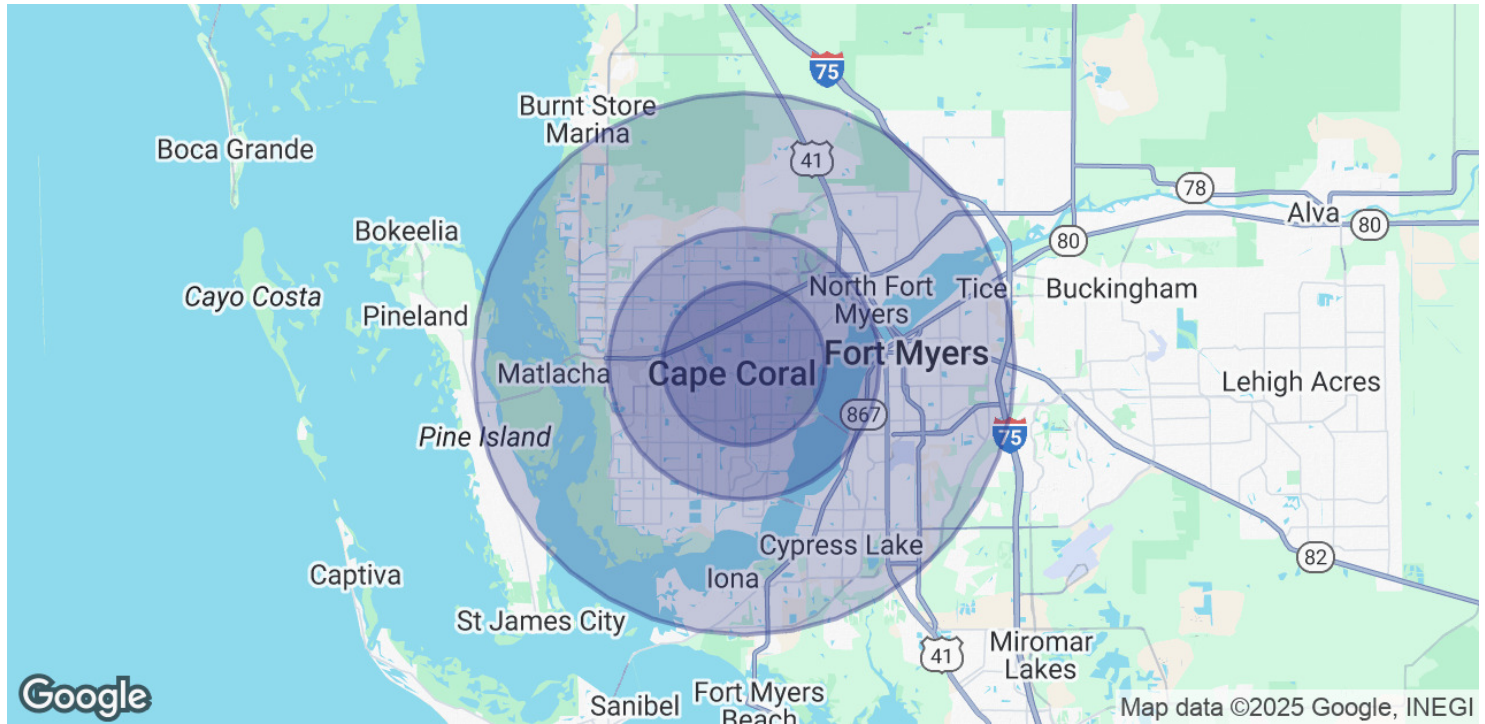
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809 SOUTHEAST 10TH STREET CAPE CORAL, FL 33990



Demographics Map & Report



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	82,220	182,789	447,905
Average Age	45	45	47
Average Age (Male)	44	44	47
Average Age (Female)	46	46	48

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	31,773	72,170	191,021
# of Persons per HH	2.6	2.5	2.3
Average HH Income	\$85,137	\$90,624	\$87,139
Average House Value	\$346,058	\$366,063	\$354,436

Demographics data derived from AlphaMap