



FRESH MARKET/RESTAURANT

862 LAFAYETTE ST
CAPE CORAL, FL 33904

RETAIL
FOR SALE



17,564 SF



FOR SALE

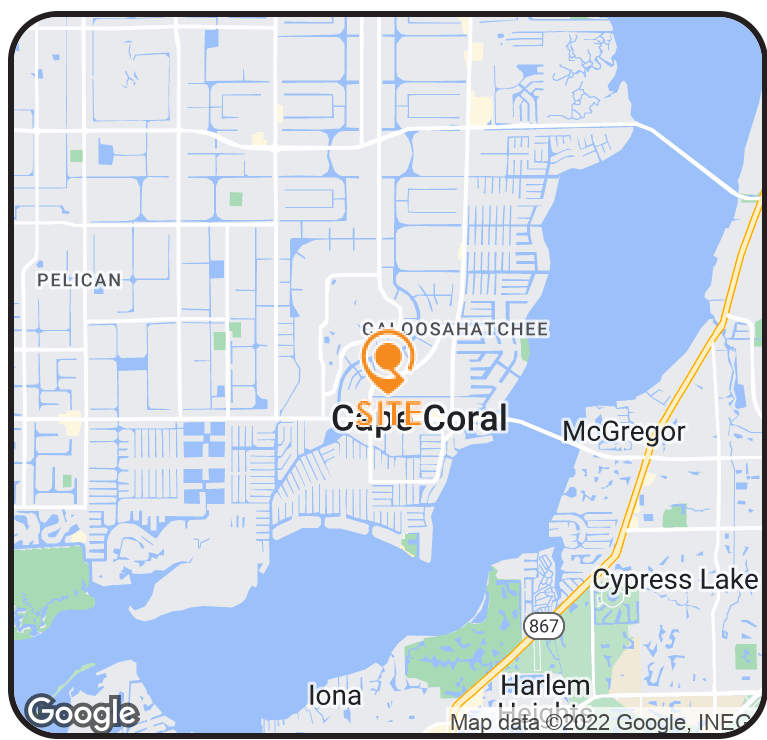


\$2,999,999

PROPERTY SUMMARY

Sale Price:	\$2,999,999
Building Size (SF):	17,564 SF
Site Size:	0.96 Acres
Cape Coral Pkwy AADT:	39,000
Coronado Pkwy AADT:	9,100

LandQwest Commercial Ft. Myers is proud to present 862 Lafayette St. and 859 Miramar St. for Sale. This property was rebuilt in 2001 and has been the home to Paesano's Italian Fresh Market. Featuring a Beautiful "old-world" Italian design and feel. The 2-story building has over 17,000 square feet of open floor area, produce section, meat counters, bakery section and a finished porch area that serves as a restaurant along with a kitchen. There is also a 13,000 square foot parking lot on the south side of the building. The possibilities are to continue to run it as a fresh market, expand the restaurant capabilities, night club, lounge or whatever uses currently allowed under the (SC) South Cape Zoning District. Property is also within the C.R.A and The South Cape Hospitality Entertainment Area.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	9,422	62,561	179,290
5-Yr Pop. Increase	0.5%	1.0%	1.7%
Average HH Income	\$52,101	\$72,160	\$68,146
# Households	4845	29416	81883



1614 Colonial Boulevard Suite 101, Fort Myers, FL 33907

BOB O'CONNOR
SENIOR ASSOCIATE
 D: 239.275.4922 x264
 C: 239.410.7183
 boconnor@lqwest.com

PROPERTIES.LQWEST.COM/MARKET-AND-RESTAURANT

Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.

