

# FOR SALE - PRIME COMMERCIAL DEVELOPMENT LAND

## VACANT LAND

625 NE 10th Place, Cape Coral, FL 33909



### OFFERING SUMMARY

Sale Price:	\$2,050,000
Lot Size:	3.79 Acres
Price / Acre:	\$540,897
Zoning:	CORR
Market:	Cape Coral
APN:	07-44-24-C2-02022.B000

### PROPERTY OVERVIEW

The subject property is located in Cape Coral's prime commercial corridor located just west of the new Pine Island Village development that broke ground February 2020. Cape Coral is the 8th largest city with a consistently growing population of more than 200,000 residents and is among the top 10 fastest-growing cities in the nation for jobs and population.

### PROPERTY HIGHLIGHTS

- Great Location
- Traffic Count: 44,000 AADT
- Pine Island Road Frontage
- Full Access from Pine Island Road

#### Felipe Arcila

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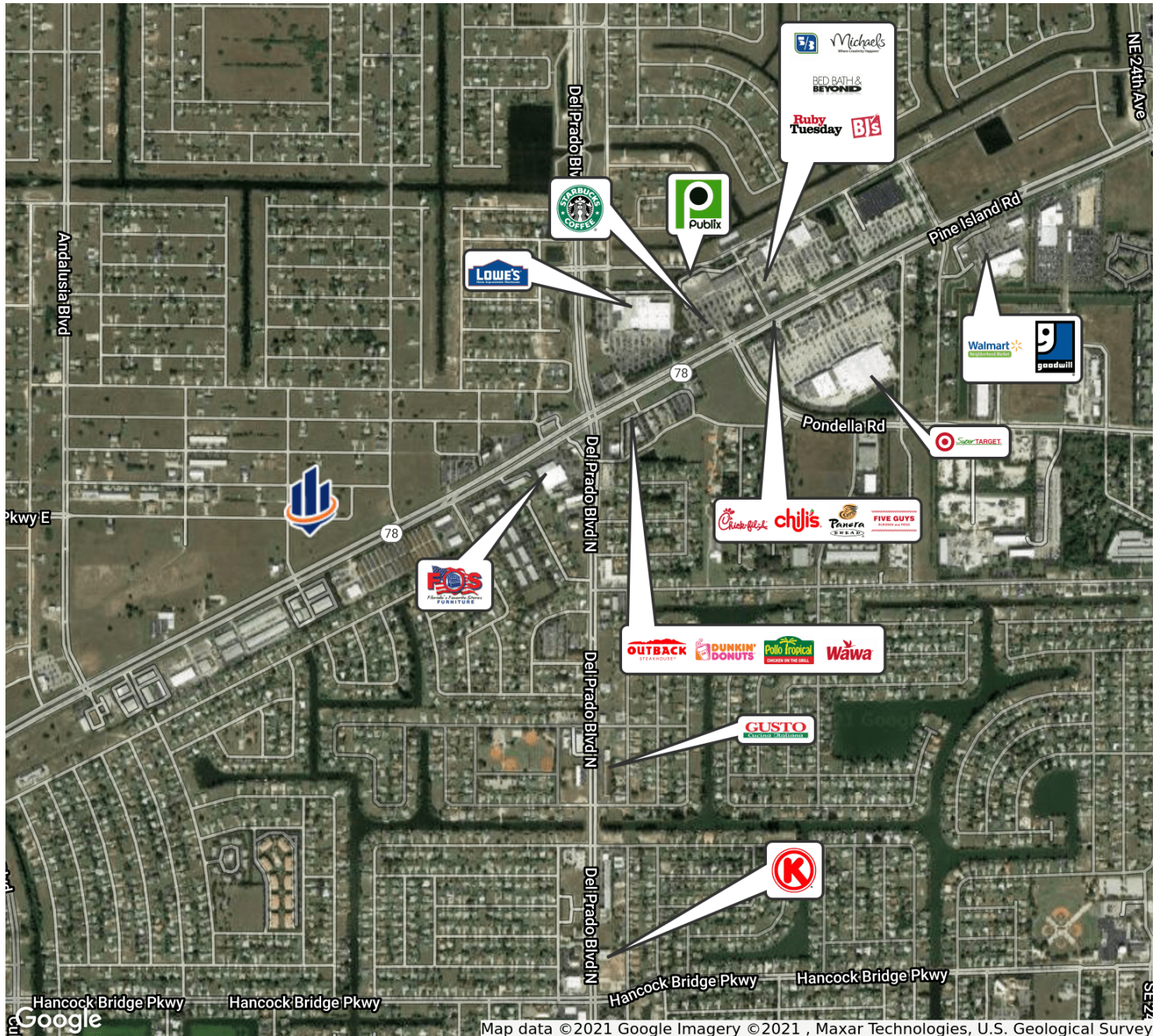
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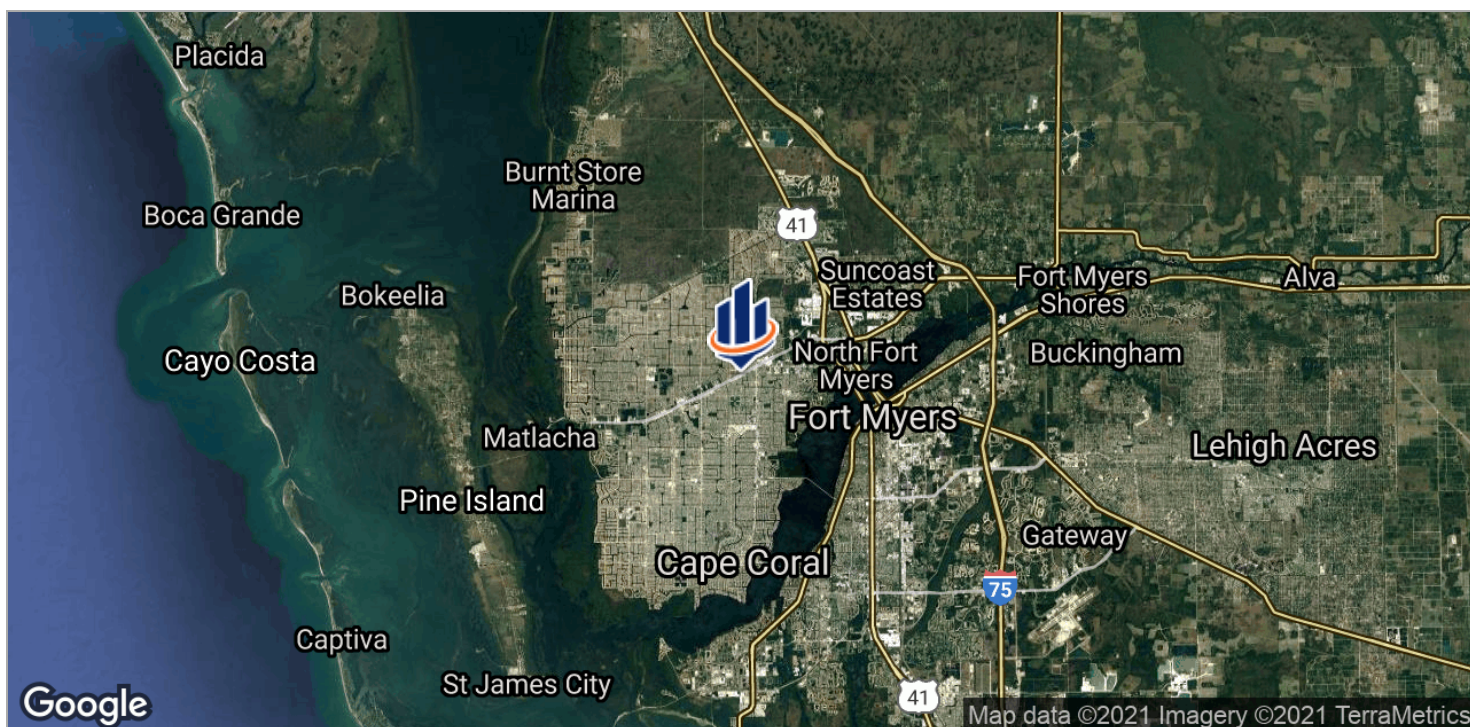
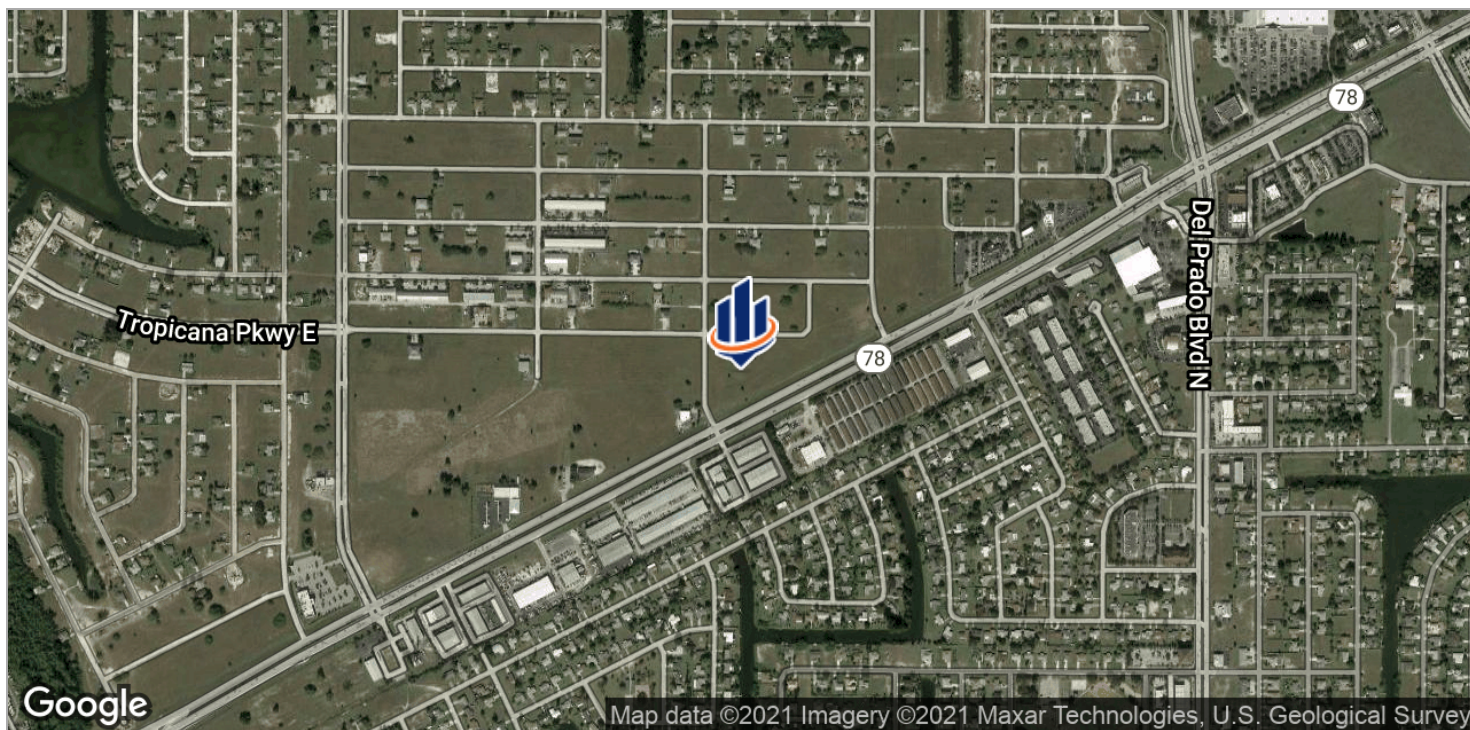
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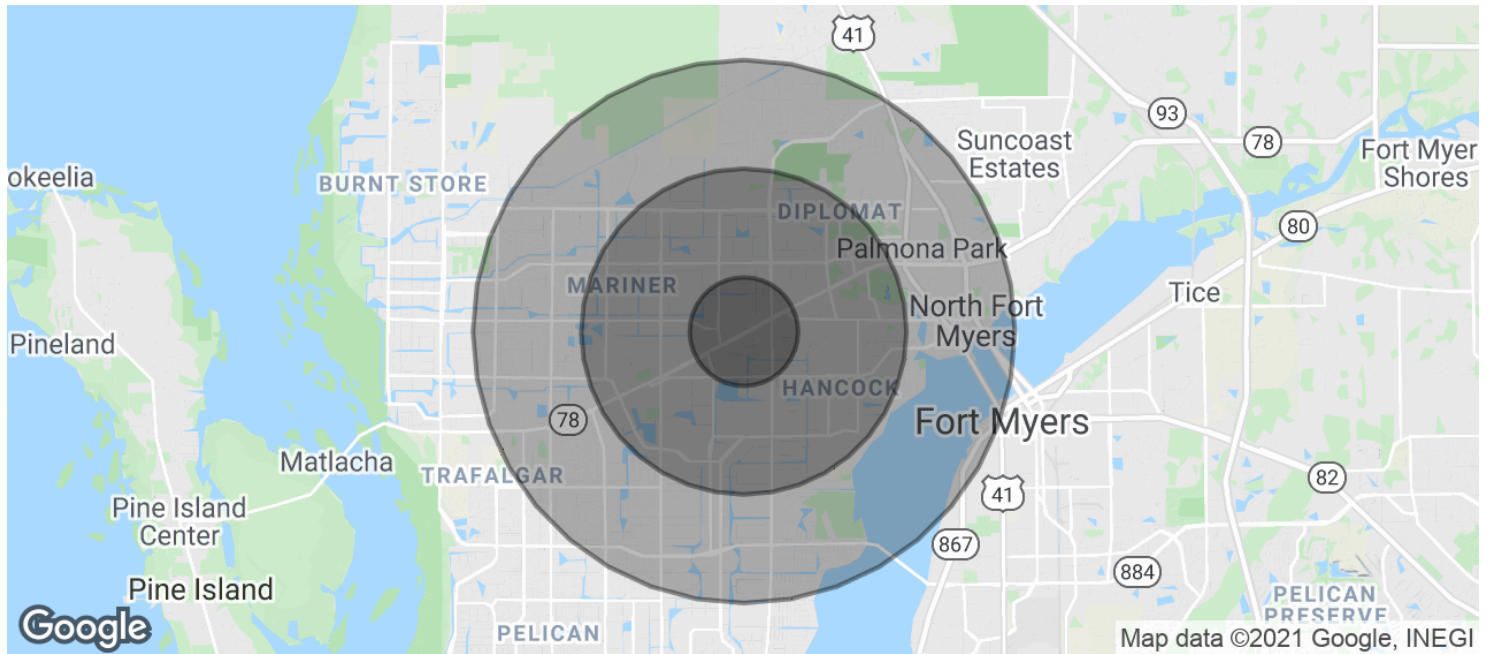


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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,385	44,781	108,638
Average age	36.6	38.5	42.5
Average age [Male]	33.9	36.7	40.6
Average age [Female]	38.7	40.2	44.2

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,013	16,455	41,924
# of persons per HH	2.7	2.7	2.6
Average HH income	\$53,412	\$55,765	\$57,490
Average house value	\$200,738	\$202,469	\$198,736

\* Demographic data derived from 2010 US Census

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