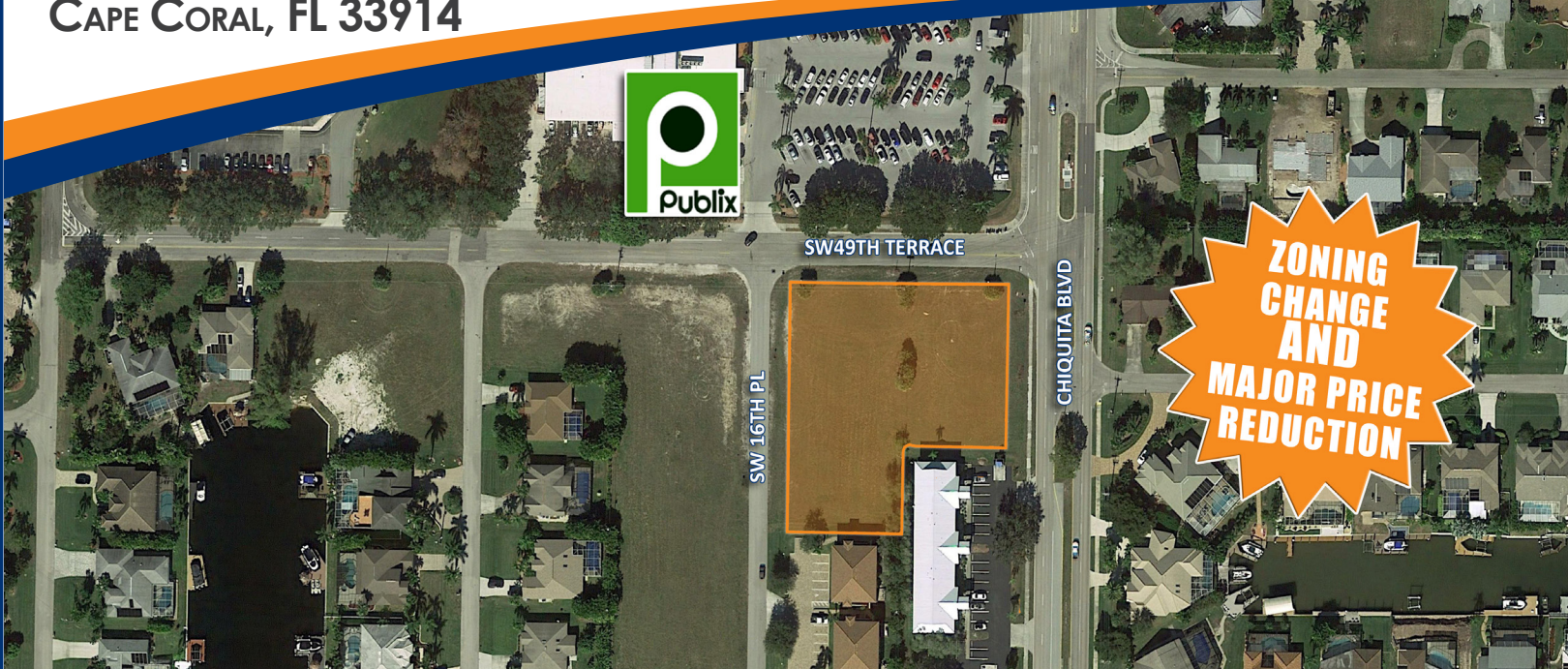


SW CAPE OUTPARCEL

4910 CHIQUITA BLVD & 4913 SW 16TH PL.

CAPE CORAL, FL 33914



1.21 AC



VACANT LAND FOR SALE



\$599,000

PROPERTY INFORMATION

Sale Price: ~~\$649,000~~ **NOW: \$599,000**

Total Size Available: 1.21 AC

Property Zoning: Commercial- CP

Chiquita Blvd AADT: 19,500 CPD

- Sits on prime commercial corner on Chiquita Blvd.
- Ideal for a bank, retail plaza, medical office, professional office, drugstore or restaurant.
- High density residential and highest income demographic are in Cape Coral.
- Close to Cape Harbor and Tarpon Point.
- Owner will consider owner financing and also a land lease



DEMOGRAPHICS

	<u>1-MILE</u>	<u>3-MILES</u>	<u>5-MILES</u>
Total Population	9,720	51,233	115,335
Five-Year Increase	1.7%	2.0%	1.9%
Avg Household Income	\$79,075	\$67,833	\$69,460
Total Households	4,292	21,748	50,117
Daytime Employees	1,430	9,004	27,264

(Applied Geographic Solutions 2019)

LQWEST.COM/SW-CAPE-OUTPARCEL

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Perfectly situated on a prime commercial corner, this 1.21 acre site would be the ideal location for any bank, retail plaza, medical office, professional office, drugstore or restaurant. While not a part of the outparcels of the Camelot Isles Shopping Center, the lot is located in front of the Publix-anchored plaza. The property sits at the corner of Chiquita Boulevard & SW 49th Terrace just south of the Cape Coral Parkway with easy access to the Fort Myers area. The site location is also in close proximity to two of Cape Coral's waterfront resorts, Cape Harbor and Tarpon Point.

