

REDEVELOPMENT OPPORTUNITY

SE 29TH TERRACE

DEL PRADO BLVD S

TRAFFIC 43,000

CORNWALLIS PARKWAY

FOR SALE

Del Prado Blvd &
Cornwallis Pkwy
Cape Coral, FL 33904

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Building #	Description	Size	Yr Built
1	Sanctuary	10,867 SF	1978
2	School - two story, sprinklered	28,056 SF	2002
3	Church classrooms / daycare - sprinklered	8,298 SF	2002
4	Church offices	2,280 SF	1965
5	Church ANNEX - sprinklered	13,692 SF	1992
6	Garage / Warehouse - four roll-up doors	2,232 SF	1999
7	Former pastor's residence	1,172 SF	1969
Total		66,595 SF	

**Total parking = 164 regular / 9 handicap



Price Recently Reduced: ~~\$3,900,000~~ \$3,350,000

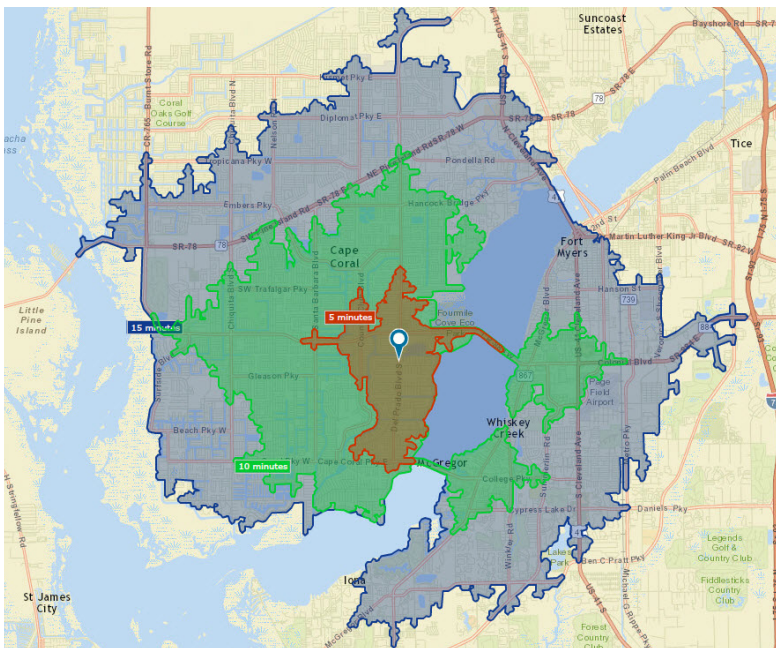
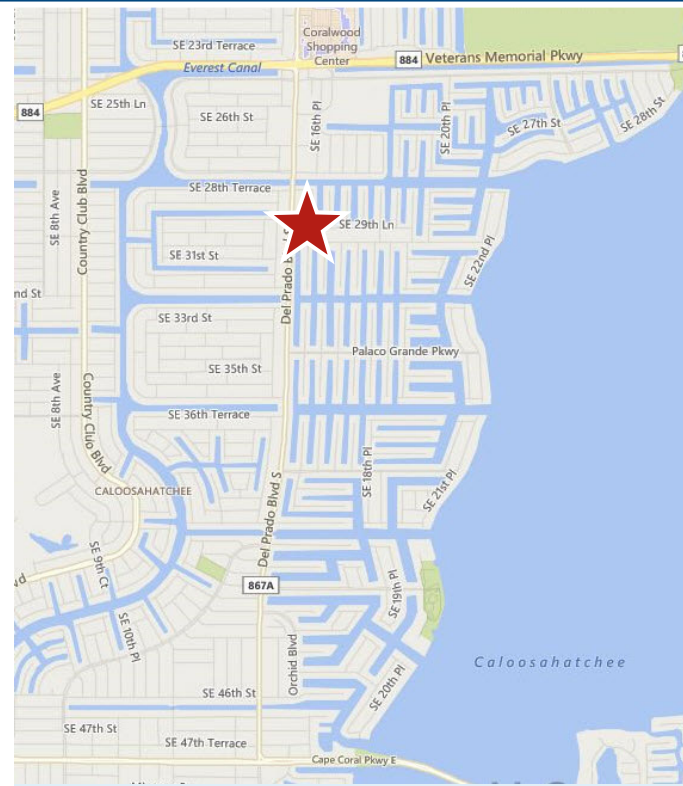
2935 Del Prado Boulevard S. & 1627 Cornwallis Pkwy., Cape Coral, FL

Property Highlights

The property is situated at the lighted intersection of Del Prado Boulevard South and Cornwallis Parkway in Cape Coral, Florida. It has ingress / egress from Del Prado Boulevard via both Cornwallis Parkway and SE 29th Terrace. It is a seven (7) building complex situated in a pleasant 7.6-acre campus setting. The CBS buildings were constructed from 1965 to 2002 with the larger ones being sprinklered. There are ample bathrooms for past and current usage as worship and educational facilities, as well as ample parking. The current zoning permits, among other things, places of worship, assisted living facility, child care facility, schools and social services.

Redevelopment Opportunity

A future land use change to commercial/professional (CP) was adopted by the Council of the City of Cape Coral August 7, 2017. The Ordinance (32-17) was attested to and filed by the city clerk on August 23, 2017.



Drive Time Demographics - 2017

	5 min	10 min	15 min
Population	19,177	103,624	242,912
Average HH Income	\$72,750	\$67,286	\$67,329
Housing Units	8,486	44,367	103,300
Median Age	55.8	48.2	46.9

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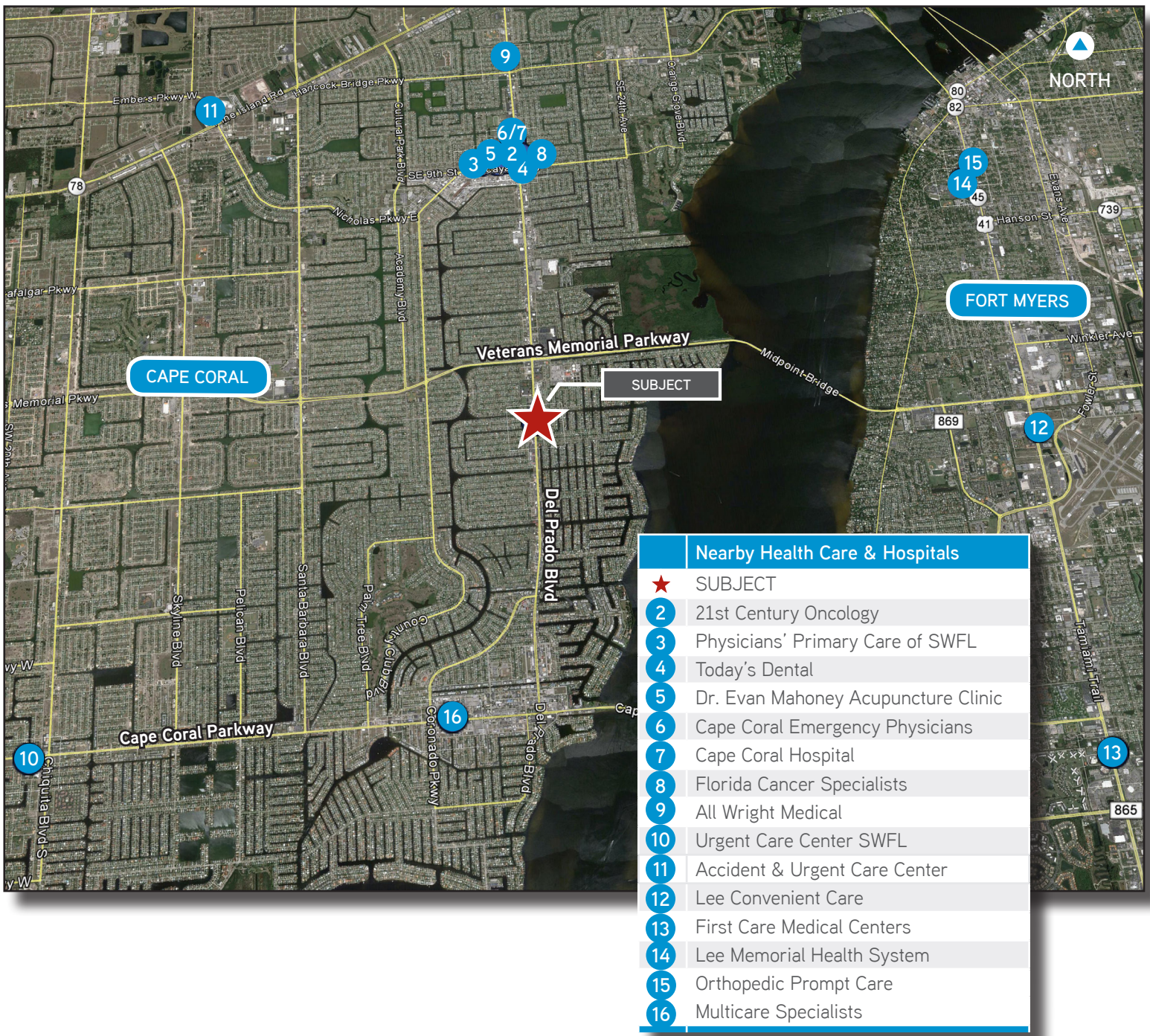
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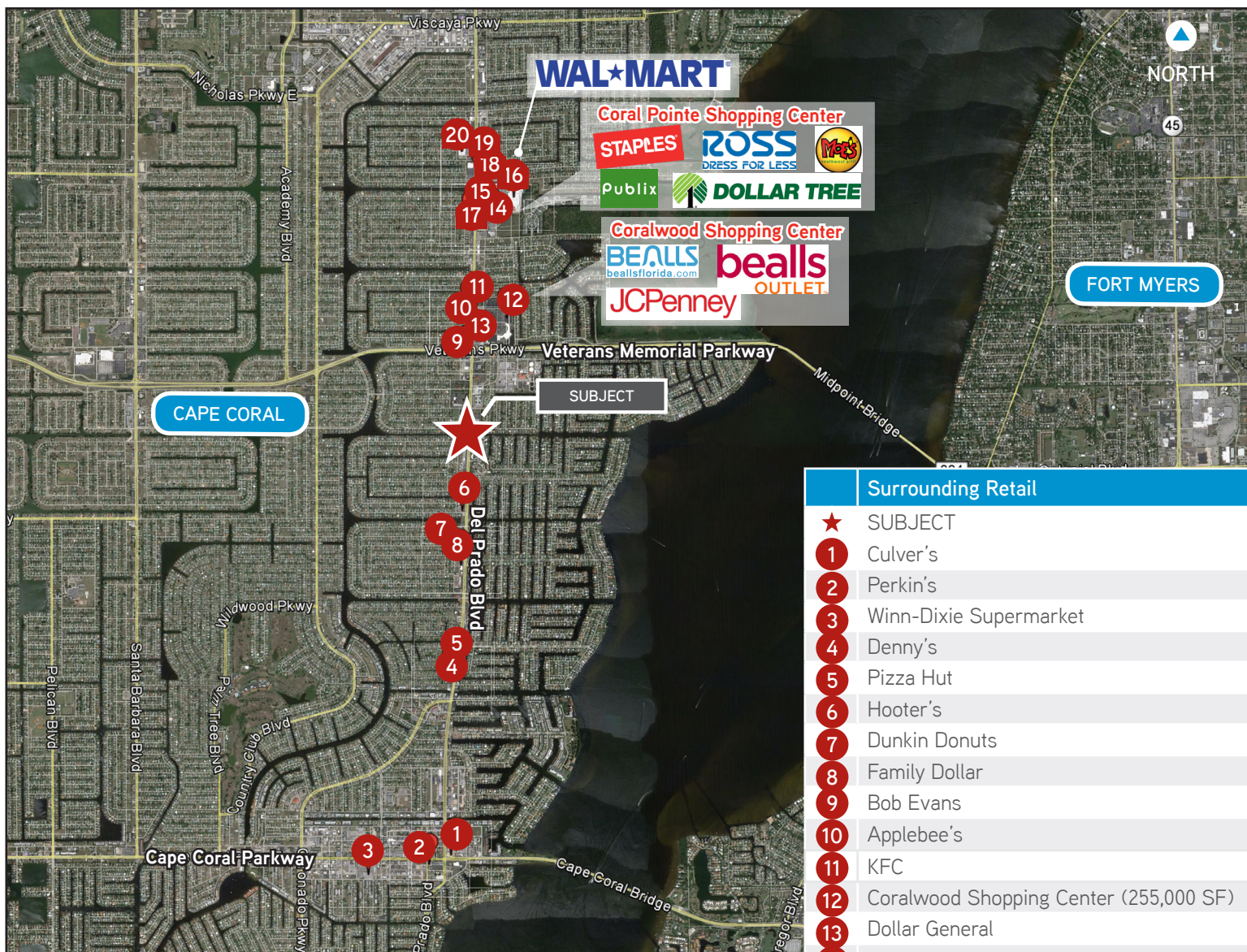
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Southwest Florida



	Surrounding Retail
★	SUBJECT
1	Culver's
2	Perkin's
3	Winn-Dixie Supermarket
4	Denny's
5	Pizza Hut
6	Hooter's
7	Dunkin Donuts
8	Family Dollar
9	Bob Evans
10	Applebee's
11	KFC
12	Coralwood Shopping Center (255,000 SF)
13	Dollar General
14	Coral Pointe Shopping Center (125,000 SF)
15	McDonald's
16	Wal-Mart
17	Publix
18	Wendy's
19	Perkin's
20	TJ Maxx

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