

FOR SALE | Skyline Blvd. & Veterans Parkway, Cape Coarl | FL

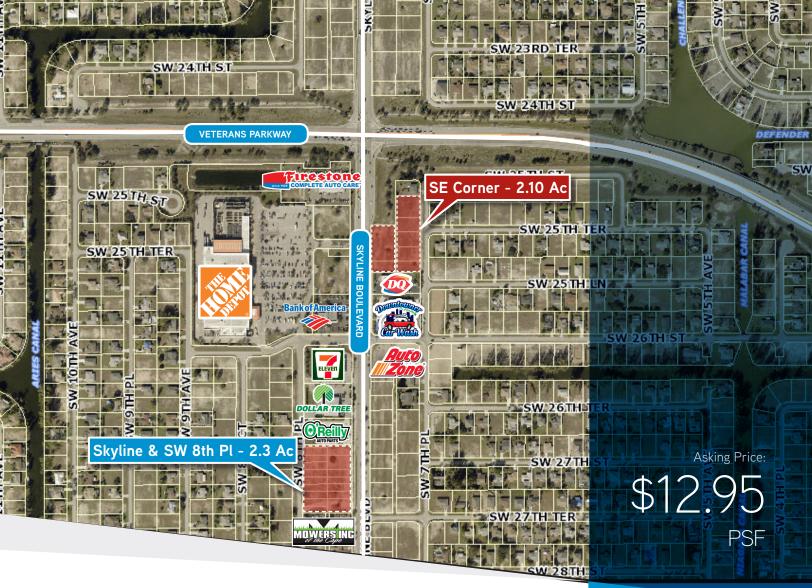
Three Prime Development Sites Cape Coral, Florida

With excellent exposure, access and neighbors, these quality commercial parcels are at the right address to serve the rapidly growing demographics of the Cape Coral market. With utilities, zoning and all needed infrastructure, you can bring your project to market quickly. With an astute seller, willing to sell you just the number of lots you require, this may be the best opportunity in the Cape.

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FOR SALE | SEC Skyline Blvd. & SW 8th Pl., Cape Coral | FL

2.10± Acres - 7 Individual Lots & 2.3± Acres - 17 Individual Lots

These properties offer ideal frontage to depth ratio, ease of development, broad zoning potential, high traffic and dense demographics. Join *Home Depot, Firestone, Bank of America, Dairy Queen, 7-11, Dollar Tree, O'Reilly Auto Parts* and more. Benefit from the demographics of this central Cape location, imagine your business in view of the 65,500 vehicles per day that pass the intersection of Veterans and Skyline. Ease of permitting and development with generous zoning opportunities, this is *Main and Main* and ready for business, your business.

- Future Land Use: CP (commercial professional)
- **Utilities:** Cape Coral water & sewer to each site
- **Zoned:** C-1, ideal for Retail, Restaurant, Medical, Pharmacy, Auto Parts, Hardware, and with special exception:
- self storage, fuel, vehicle sales and repair
- With incredible zoning, utilities, ease of development, high traffic, & high visibility this site stands out in the Cape's central growth market

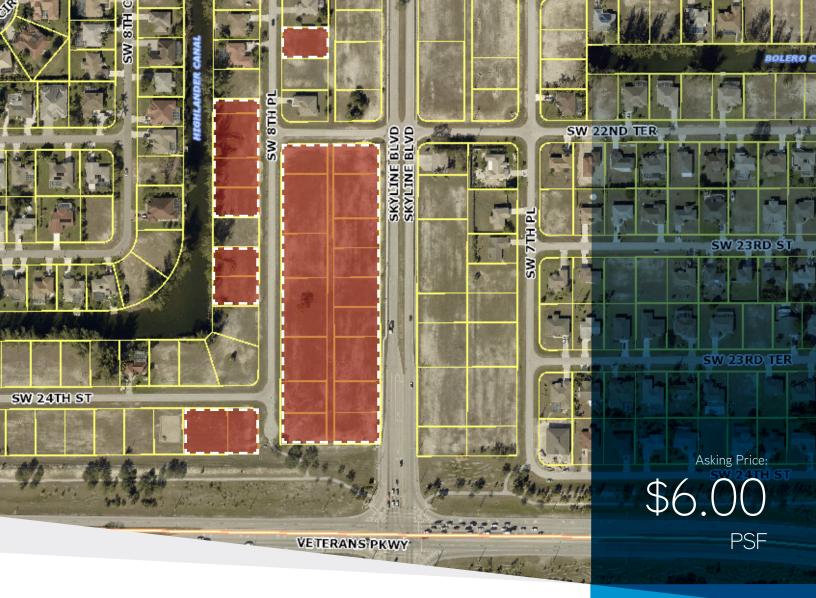
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FOR SALE | NWC Skyline Blvd. & Veterans Pkwy., Cape Coral | FL

7.78± Acres | 25 Individual Lots

These lots have all the benefits of the Veterans / Skyline intersection with a greatly reduced price point. The flexibility of the seller and willingness to sell the ideal mix of lots, with some limitations.

- **Zoned:** RD (residential development)
- Future Land Use: CP (commercial professional)
- **Utilities:** Cape Coral water & sewer to each site
- These highly visible lots will need rezoning to match the Commercial / Professional (CP) Future Land Use categories.

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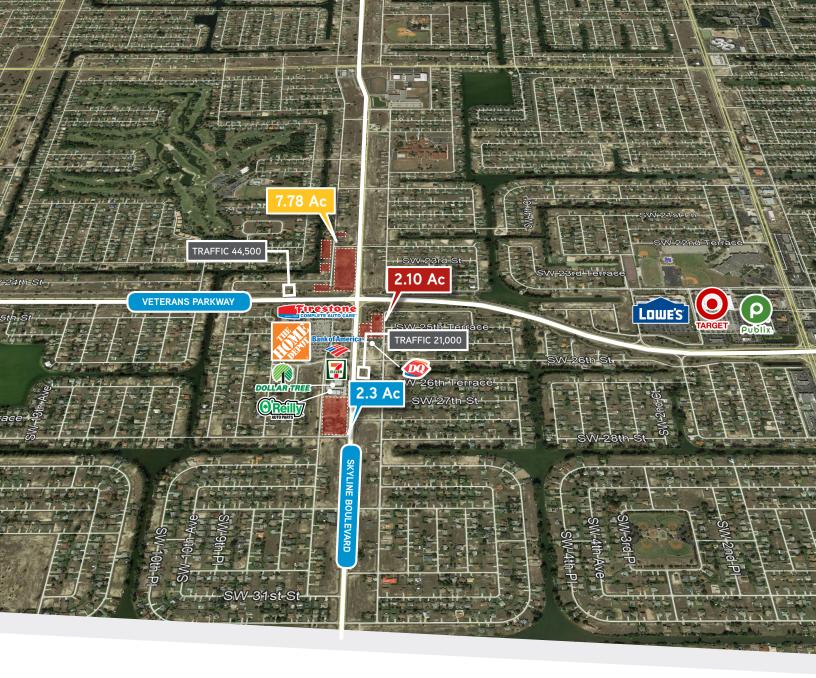


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Area Demographics 5-Mile



Current Population (2017) 144,082



Daytime Population (2017) 35,460



Average Household Income (2017) \$70,017



Median Age (2017) 47.1



Households (2017) 58,094

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