

Land For Sale

Downtown Cape Coral

FOR SALE | 4824 Cape Coral Street, Cape Coral | FL

Prime downtown corner location, one block from the prominent intersection of Del Prado and Cape Coral Parkway. **Broad list of uses** in zoning, SC (South Cape Business District) allows: vet, kennel, office, medical, restaurant, brewery, distillery, retail, hotel/motel, multifamily and much more. The *parking requirements are relaxed* and the property is a short walk to massive city owned parking lots.

Offered for:

\$300,000

or \$18.00 / SF



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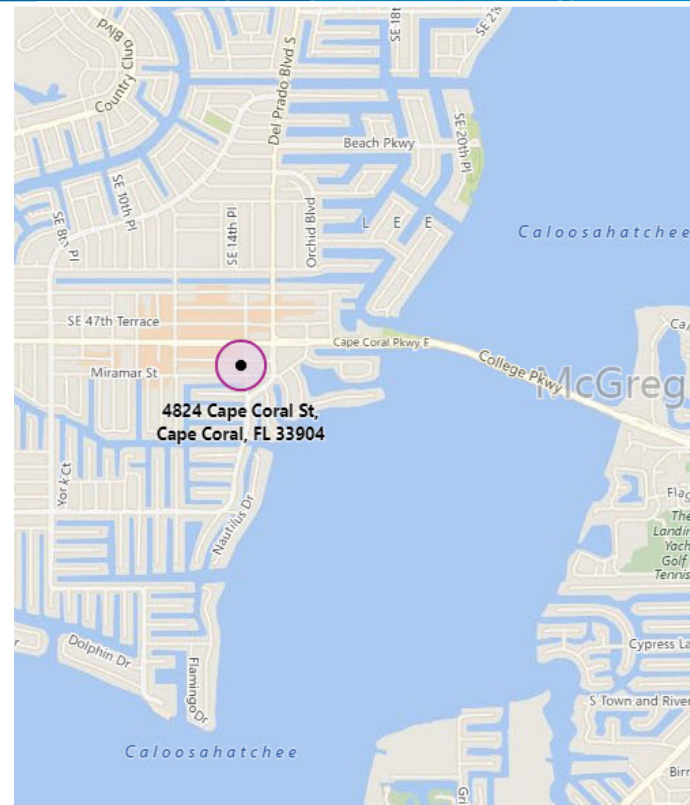
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4824 CAPE CORAL STREET

| | |
|-----------------------|---|
| Probable Use: | Restaurant, Office, Hotel, Storage |
| Acreage: | .38 AC, 16,466 SF / approx. 128' X 130' |
| Current Entitlements: | Zoning, utilities |
| Zoning & Land Use: | SC, South Cape |
| Property Summary: | All utilities to site, cleared and partially filled |
| Daily Traffic Count: | 35,000 on Cape Coral Parkway |

STRENGTHS:

- > Desirable downtown Cape Coral parcel
- > No known impediments to immediate permitting



KEY FEATURES/HIGHLIGHTS

- > Commercial corner parcel in Prime Cape Coral location
- > Limited similar sites available in the downtown Cape
- > All utilities to site, easily developed
- > Zoning permits a diverse list of uses
- > Adjacent lot available, similarly sized and priced; combined size is 3/4 AC or 32,745 SF

| Demographics | 1 - mile | 3 - mile | 5 - mile |
|--|----------|----------|----------|
| Population | 6,568 | 59,253 | 174,607 |
| Households | 3,388 | 27,872 | 79,794 |
| Average HH Income | \$56,079 | \$78,246 | \$73,364 |
| Traffic AADT: 35,000 on Cape Coral Parkway | | | |

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