



# LAND FOR SALE

## LOCATION AND BROAD ZONING USES

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.

4824 Cape Coral Street  
Cape Coral, FL

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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:	34,000 on Cape Coral Parkway

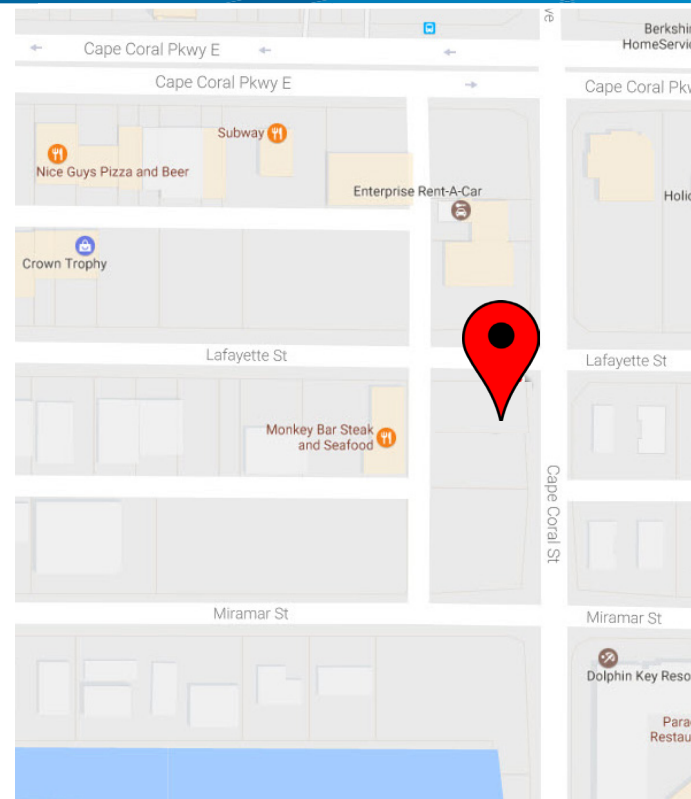
## STRENGTHS:

- › 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
- › All utilities to site, easily developed
- › Broad Zoning
- › **Adjacent lot available, similarly sized and priced; combined size is 3/4 AC or 32,745 SF**

Population	1 Mile	3 Mile	5 Mile
Total Population	6,167	55,000	161,352
<b>Income</b>			
Average Household Income	\$50,091	\$71,006	\$66,455
Median Household Income	\$36,021	\$49,940	\$48,008
<b>Other Demographics</b>			
Total Households	3,198	23,933	74,027
Average Household Size	1.93	2.11	2.16
<b>Housing</b>			
Owner Occupied Units	1,970	19,121	50,866



**ASKING \$250,000  
OR \$15.18/SF**

## CONTACT US

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