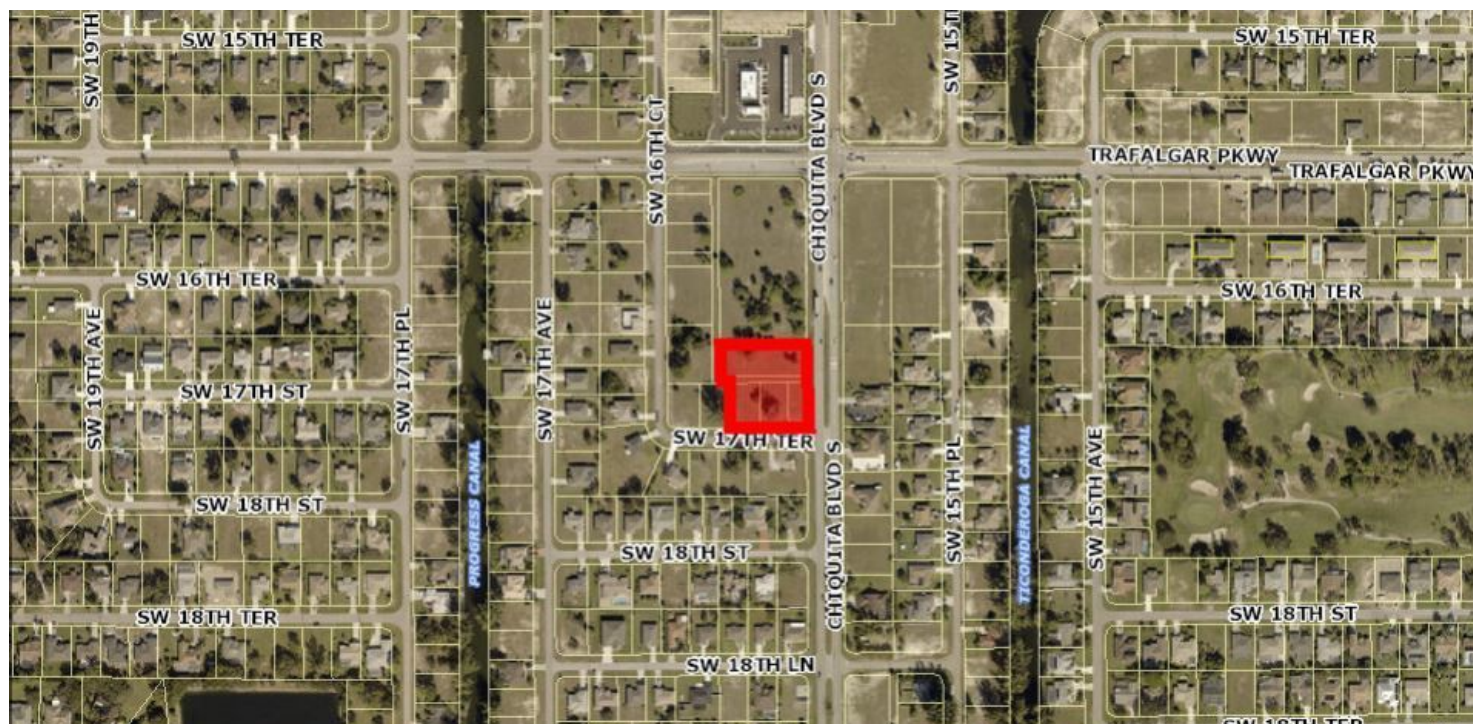


FOR SALE - VACANT LAND PARCELS

4 Vacant Land Parcels

1626 Chiquita Boulevard, 1601, 1603, 1607 SW 17th Terrace, Cape Coral, FL 33991



OFFERING SUMMARY

Sale Price: \$299,000

Price PSF: \$6.36 / SF

Lot Size: 1.08 Acres

Zoning: C-1

Traffic Counts: 19,500 AADT

PROPERTY OVERVIEW

Subject Property is located on the corner of Trafalgar Parkway and Chiquita Boulevard. This site is ready for development in the largest city in Southwest Florida. As of 2019, the population of Cape Coral is closing in on 200,000 permanent residents and was ranked #1 for the fastest growing cities in 2017 according to Forbes. AADT Count of over 19,500 cars per day according to F.D.O.T. in 2018.

PROPERTY HIGHLIGHTS

- Motivated Seller!
- 4 Vacant Land Parcels
- Approximately 1.08 +/- Acres fronting Chiquita Blvd near the intersection of Trafalgar Parkway
- Approved uses: retail strip center, accounting/tax office, assisted living facility, auto parts store, banks, financial businesses, carry out, childcare, commercial school, medical office, pet shop, place of worship, repair shop and animal clinic
- AADT Count of over 19,500 cars per day according to F.D.O.T. in 2018

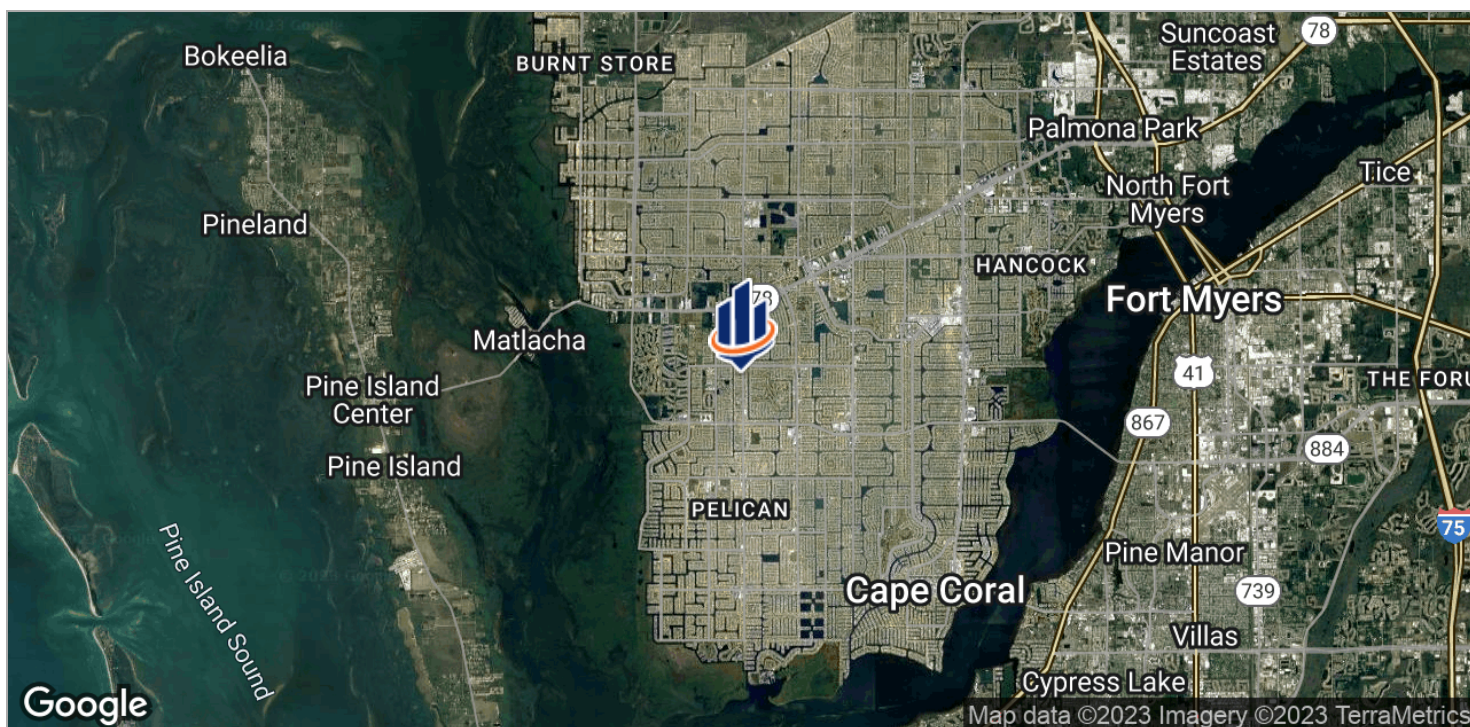
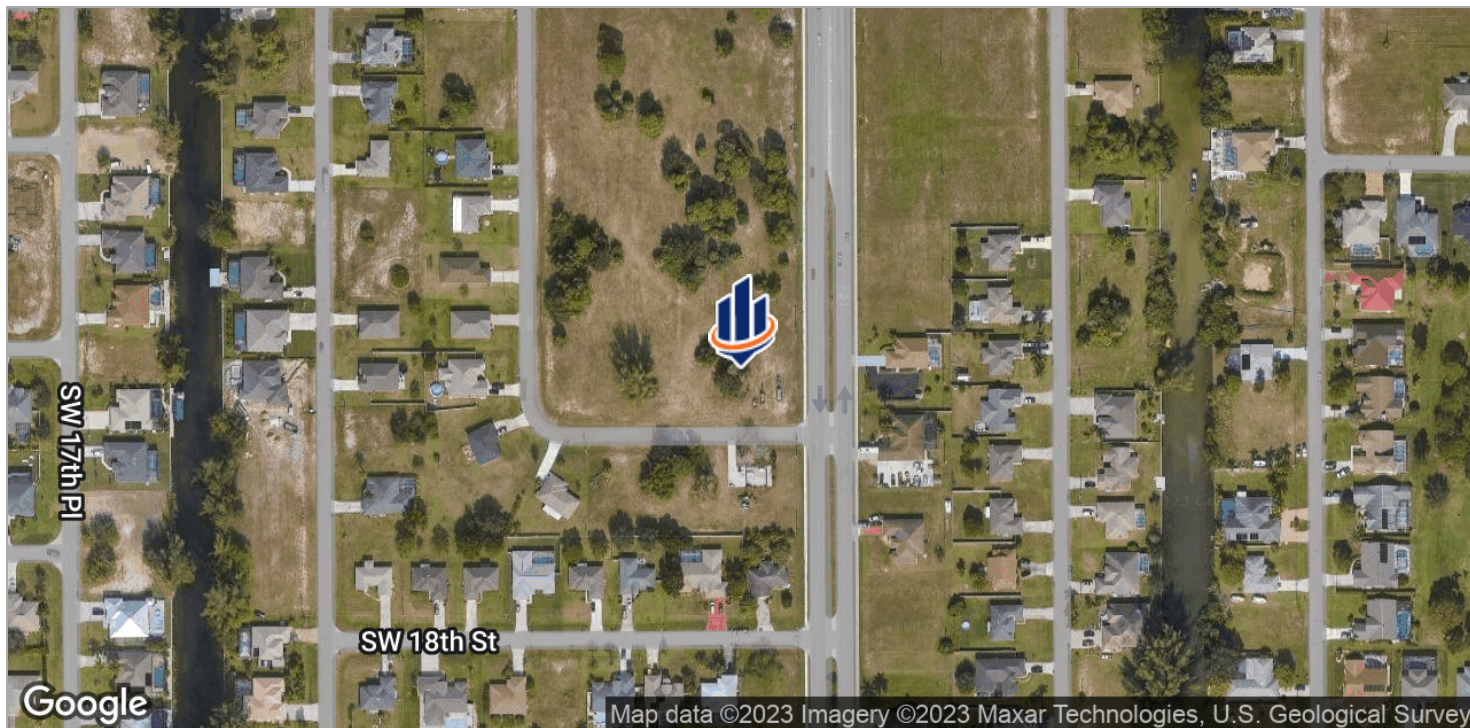
Bob O'Connor

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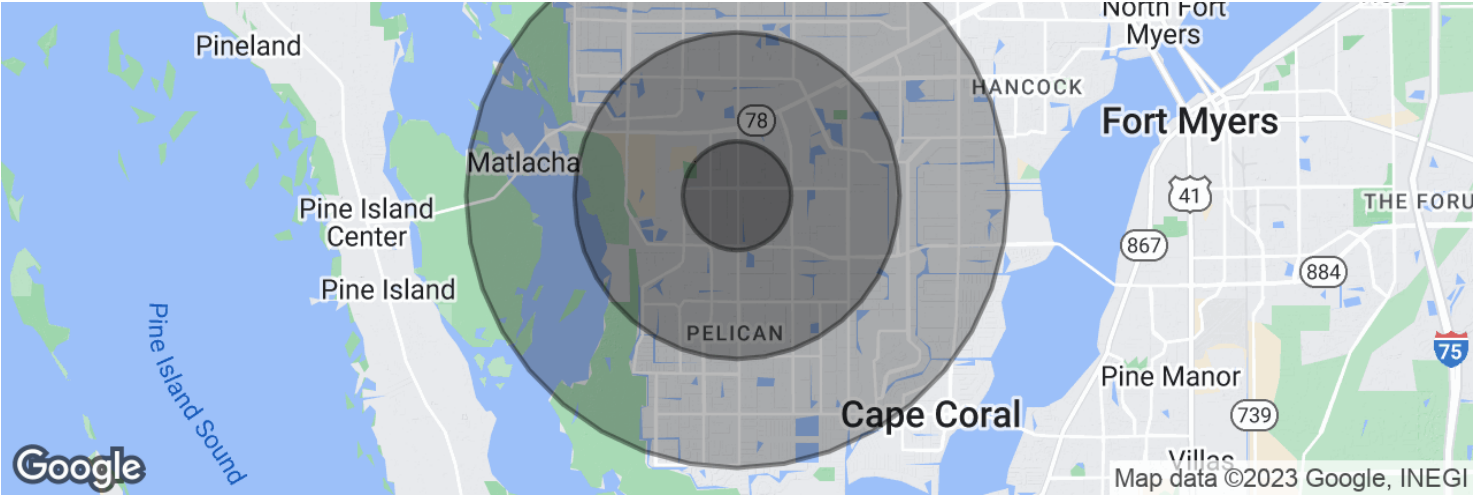


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1626 Chiquita Boulevard S, Cape Coral, FL 33991



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,845	37,545	106,055
Median age	36.9	37.3	40.2
Median age (Male)	33.8	35.4	38.6
Median age (Female)	39.8	38.8	41.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,352	12,958	38,999
# of persons per HH	2.8	2.9	2.7
Average HH income	\$70,510	\$64,915	\$62,546
Average house value		\$256,193	\$227,921

* Demographic data derived from 2020 ACS - US Census

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