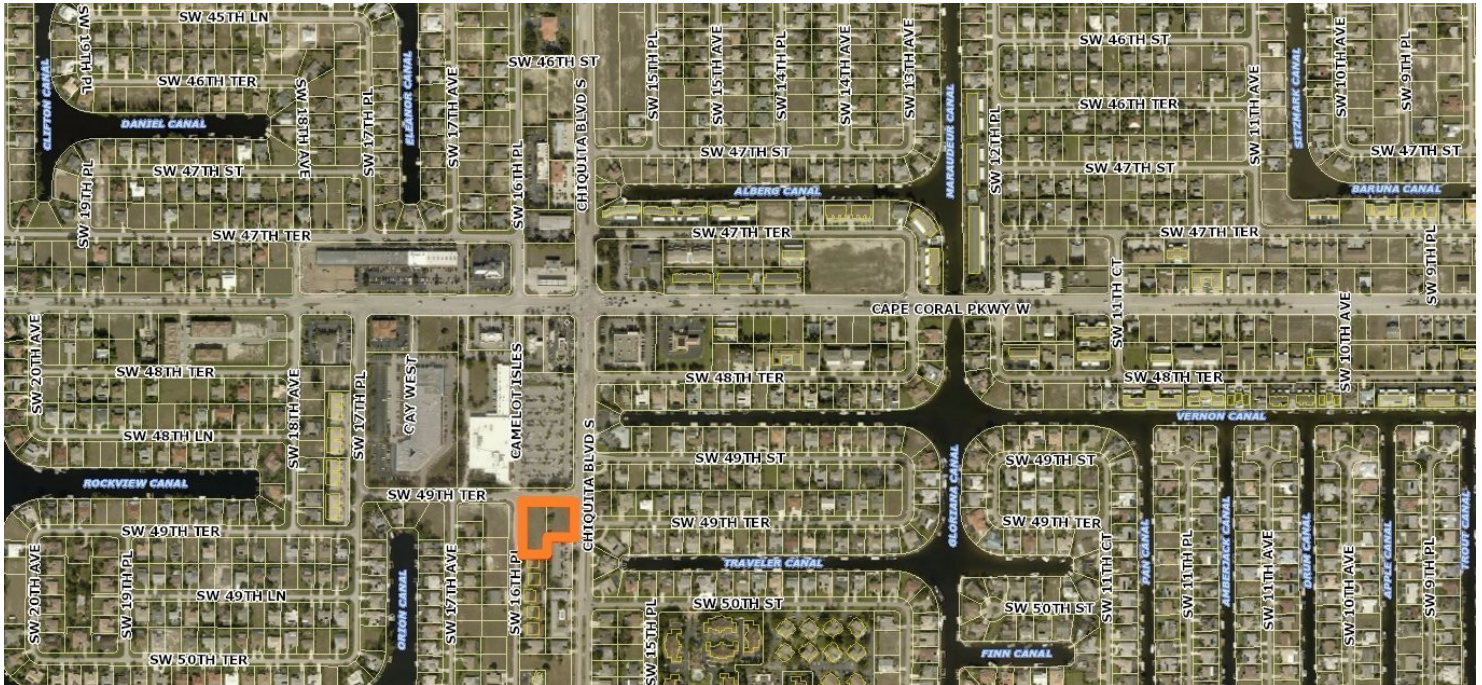


# FOR SALE - Commercial Vacant Land

## For Lease

4910 Chiquita Boulevard & 4913 SW 16th Place, Cape Coral, FL 33914



### OFFERING SUMMARY

Sale Price: \$862,500

Lot Size: 1.21 Acres

Utilities: All Assessments Paid

### PROPERTY OVERVIEW

Prime Commercial corner on Chiquita Boulevard. This site would be ideal for a bank and retail plaza, medical office, professional office, drugstore, restaurant etc. City water and sewer are at the site from SW2 and SW3 utility expansion programs and all assessments have been paid.

Although, technically not an Out-Parcel to Camelot Isles Publix Shopping center, it is right in front of the Plaza.

Sellers are in the process of a zoning change to Commercial [C1] which matches future land use of Commercial Professional [CP].

### PROPERTY HIGHLIGHTS

- Directly on Chiquita Blvd, one block south of Cape Coral Parkway and adjacent to a Publix Grocery Anchored Center.
- High density Residential area
- Highest Per Capita Income area of Cape Coral
- AADT Count 19,500 from F-DOT April 2018
- Close to Cape Harbor and Tarpon Point

**Bob O'Connor**  
Advisor  
239.315.7093  
bob.oconnor@svn.com



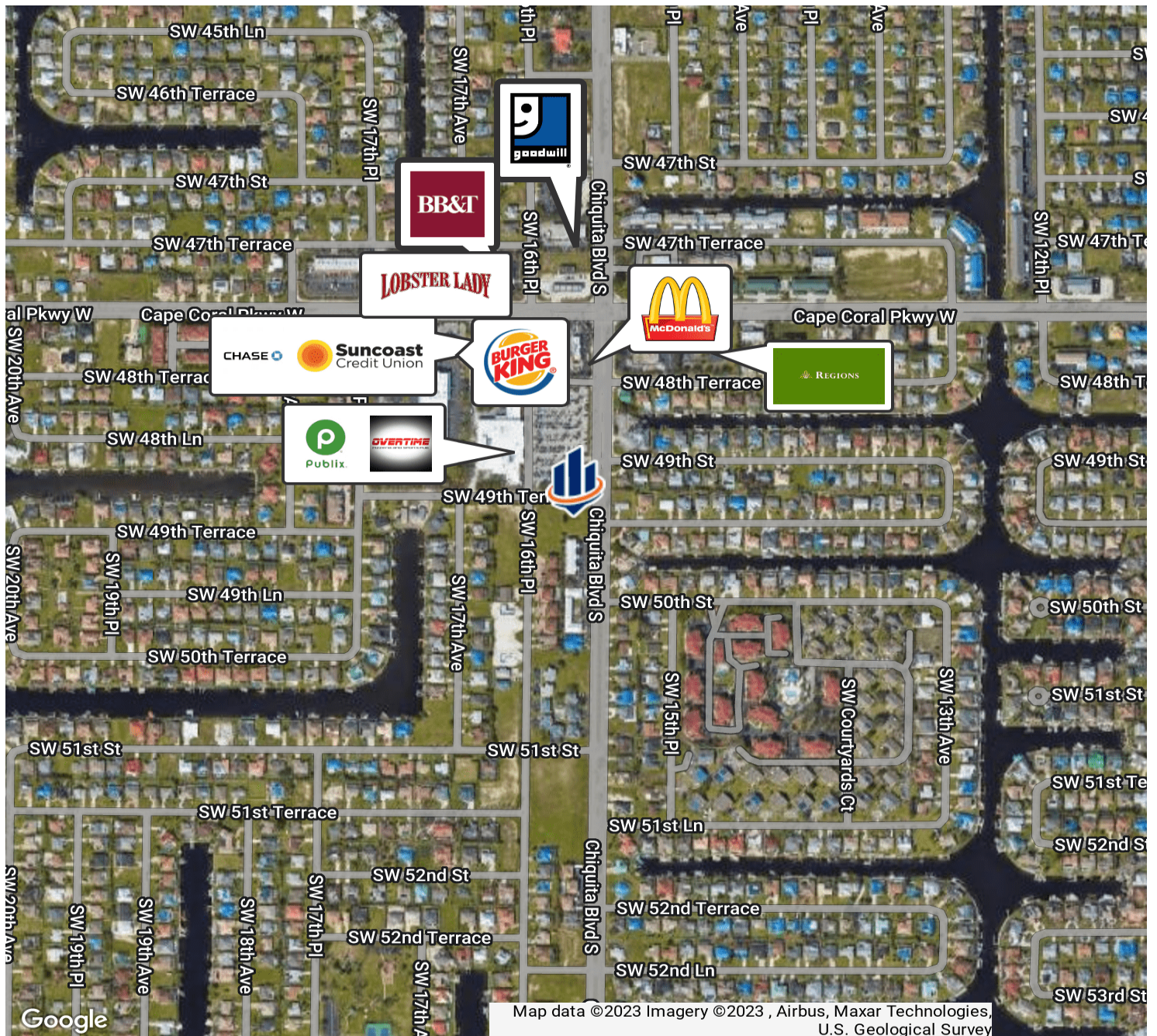
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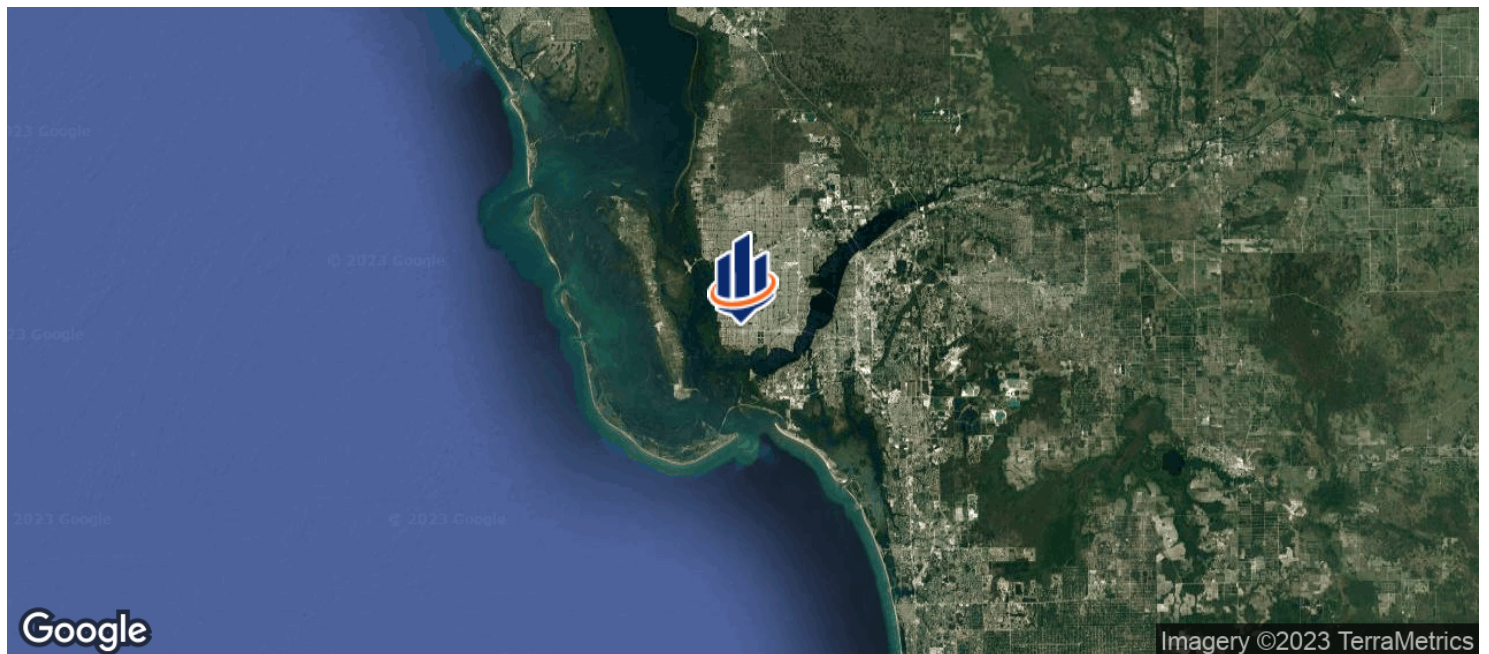
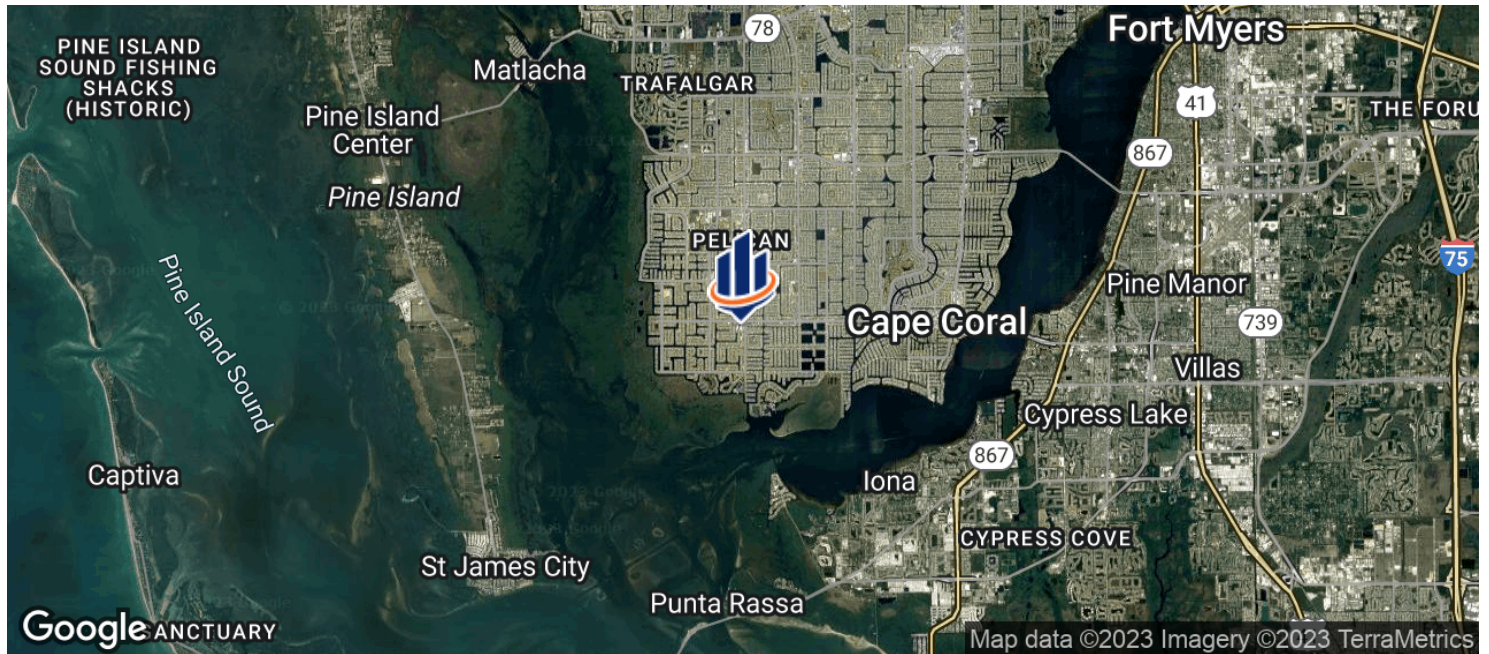
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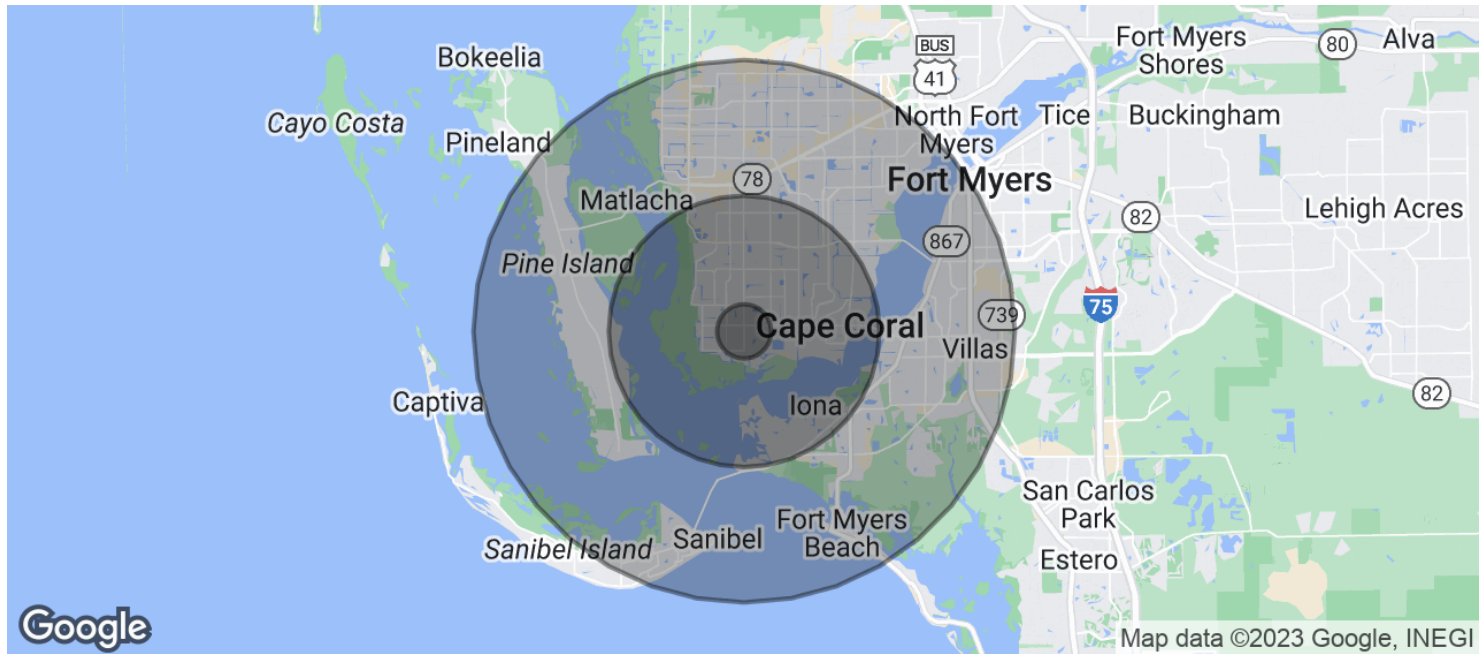


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# FOR SALE - Commercial Vacant Land

## For Lease

Cape Coral, FL 33914



### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,982	87,437	255,320
Median age	50.8	45.8	46.3
Median age (Male)	49.6	44.2	45.0
Median age (Female)	51.6	47.1	47.3

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,700	35,785	108,045
# of persons per HH	2.3	2.4	2.4
Average HH income	\$75,183	\$70,082	\$69,377
Average house value		\$275,710	\$249,187

\* Demographic data derived from 2020 ACS - US Census

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