

CAPE CORAL MARINE CENTRE

CAPE CORAL, FL



OFFERING MEMORANDUM

KW COMMERCIAL
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PRESENTED BY:

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CAPE CORAL, FL

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CAPE CORAL MARINE CENTRE

PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DETAILS

CLEAN AND WELL-KEPT STORAGE BUILDINGS

REFURBISHED OFFICES & RESTROOMS

BOAT SALES ON DEL PRADO BLVD & INDOOR SHOW ROOM

TRANSITION DOCKS, LIFT PLATFORM & SALES LOT

EXCEPTIONAL LIFT AND MAINTENANCE EQUIPMENT

NEW FUEL STATION, TANK AND PUMP

Executive Summary



SALE PRICE:	\$5,995,000
LOT SIZE:	2.54 Acres
BUILDING SIZE:	43,769 SF
YEAR BUILT:	1999
RENOVATED:	2016
ZONING:	INST (Institutional)
CROSS STREETS:	SE 46th Lane
TRAFFIC COUNT:	30,197

PROPERTY OVERVIEW

Dry-Storage Facility with 250 racks, two fork trucks, 600 feet of transition docks, new boat sales, full service, parts sales, financing office on site, fuel sales, boat rentals, strong drive-by visibility.

PROPERTY FEATURES

- Meticulous Two-Building storage facility
- Friendly and experienced staff and technicians
- Indoor fully air conditioned showroom
- Large sales lot directly on Del Prado Boulevard
- Fully refurbished clean bathrooms
- Highly maintained equipment
- Fully stocked parts room
- Rec 90 (no ethanol) fuel available to public
- Convenient and abundant transitional dockage for customers
- Heavy drive-by exposure
- Extremely active boating and fishing community

Property Details

PROPERTY NAME:	CAPE CORAL MARINE CENTRE
STREET ADDRESS:	1503 SE 46th Lane
CITY, STATE, ZIP:	Cape Coral, FL 33904
APN:	07-45-24-C3-00347.031A & 07-45-24-C3-00347.0460
BUILDING CLASS:	
ZONING:	INST (Institutional)
YEAR BUILT:	1999
NUMBER OF STORIES:	1
FOUNDATION:	Poured Concrete / Smooth
WALLS:	Metal
ROOF:	Steel



Clean And Well-Kept Storage Buildings



Refurbished Offices & Restrooms



Boat Sales On Del Prado Blvd & Indoor Show Room



Transition Docks, Lift Platform & Sales Lot



Exceptional Lift And Maintenance Equipment



New Fuel Station, Tank And Pump



CAPE CORAL MARINE CENTRE

LOCATION INFORMATION

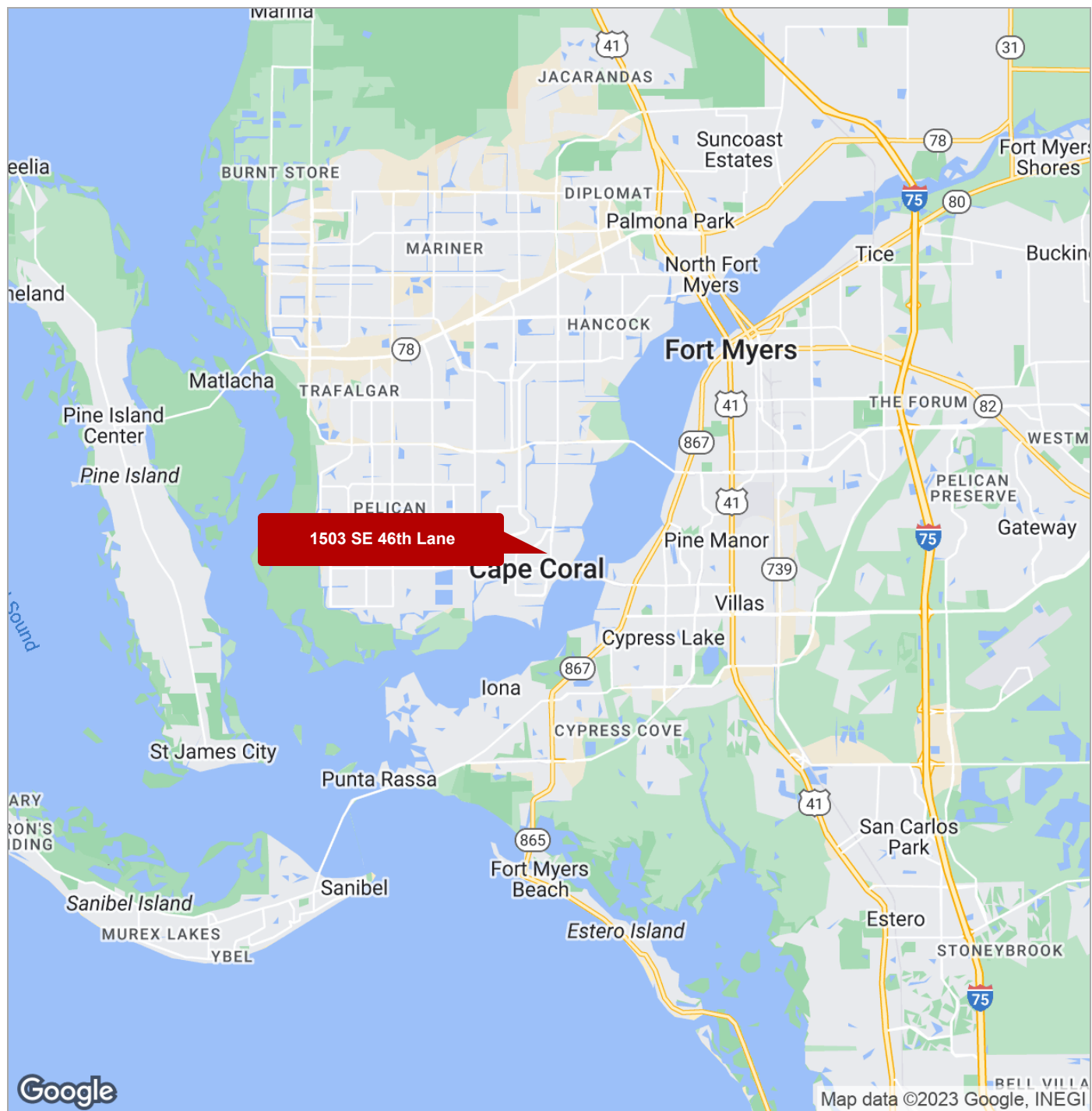
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REGIONAL MAP

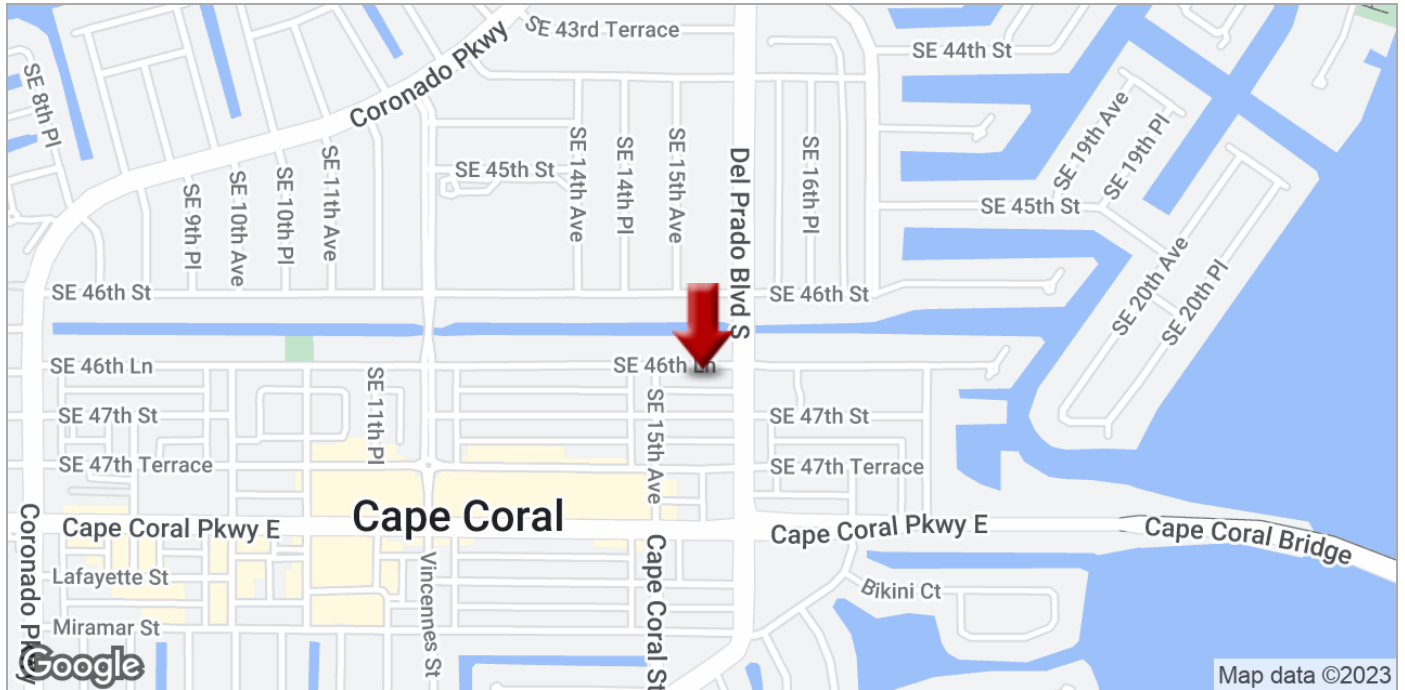
LOCATION MAPS

AERIAL MAP

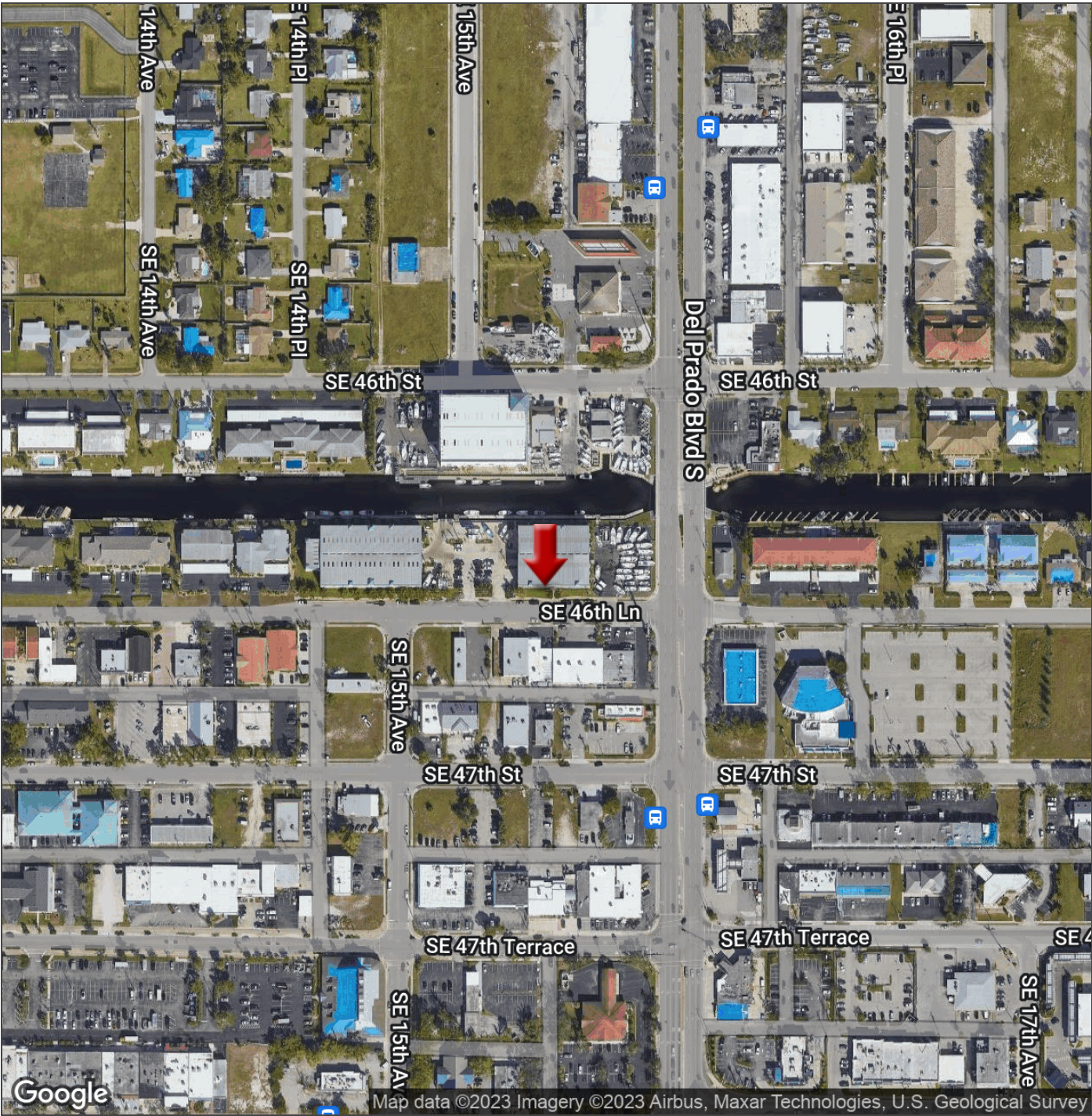
Regional Map



Location Maps



Aerial Map



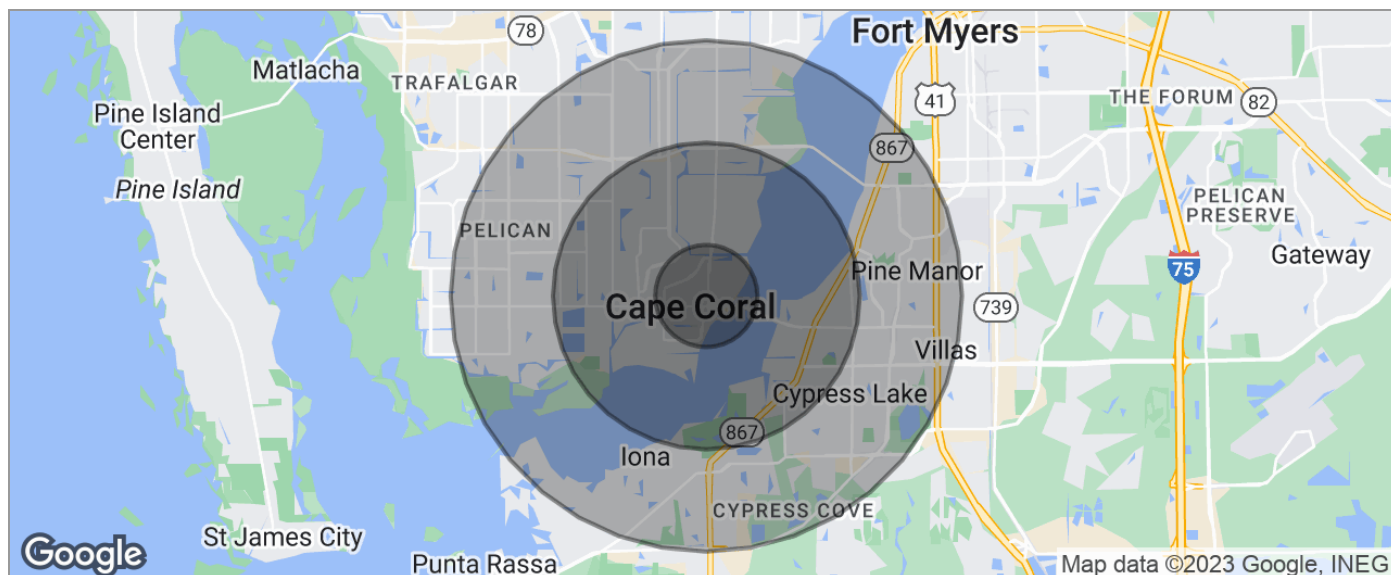
CAPE CORAL MARINE CENTRE

DEMOGRAPHICS

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DEMOGRAPHICS MAP

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,603	53,217	152,880
MEDIAN AGE	50.0	49.4	48.0
MEDIAN AGE (MALE)	49.3	48.4	46.3
MEDIAN AGE (FEMALE)	51.1	50.7	49.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,904	23,663	66,665
# OF PERSONS PER HH	1.9	2.2	2.3
AVERAGE HH INCOME	\$49,715	\$75,548	\$69,635
AVERAGE HOUSE VALUE	\$312,449	\$293,619	\$254,424
RACE	1 MILE	3 MILES	5 MILES
% WHITE	95.0%	94.5%	91.4%
% BLACK	2.3%	1.4%	2.6%
% ASIAN	0.9%	1.5%	1.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.1%	0.3%
% OTHER	0.6%	1.3%	2.9%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	10.3%	12.4%	14.5%

* Demographic data derived from 2020 ACS - US Census