

# NOW LEASING

1311 NE PINE ISLAND ROAD, CAPE CORAL, FL 33909



## Property Summary

FOR LEASE



**LEASE RATE -- 8 UNITS \$25.00 SF/YR**

### OFFERING SUMMARY

BUILDING SIZE COMBINED: 11,200 SF  
 LOT SIZE--TOTAL COMBINE LOTS: 6.5 AC  
 LEASE TYPE: NNN  
 ZONING: Pine Island Corr  
 TRAFFIC COUNT: 42,000 VPD

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	7,021	57,300	128,712
Total Households	2,569	21,954	51,329
Median Age	39.5	42.3	45.1
Average HH Income	\$54,639	\$59,638	\$61,386

### PROPERTY OVERVIEW

Located in northeast Cape Coral. This development will add to the regional draw of the populated northeast corridor. Conveniently located within proximity of Shopping, US 41, Southwest Florida International Airport, Cape Coral Technical College, Lee Memorial Hospital, and the VA Clinic.

### LOCATION OVERVIEW

This property is located near the intersection of Pine Island Rd and Del Prado Blvd. NE Corridor is Major Expansion Area for the largest city between Tampa and Miami. One of the fastest growing areas in Cape Coral. Minutes from Sam's Club that is rated #1 out of 689 stores.

### PROPERTY HIGHLIGHTS

- 8 Unit sizes are from 1,400sf and can be combined up to 11,200sf
- There are 2 additional lots available for sale or ground lease
- [Lot 2] 1.27 AC [Lot 3] 3.55 AC
- 460 ft of Frontage on Pine Island Road
- Easy access with approved left-turn and median cut onto Pine Island Road.
- Water, Sewer, and Electric available, including Natural Gas

**CARLOS ACOSTA, CCIM**  
 239.823.0115  
 cacosta@ccim.net

**CRES Commercial Real Estate Services of SWFL, INC**  
 1490 NE Pine Island Rd • Cape Coral, FL 33909  
 239.980.0081 • cresswfl.com

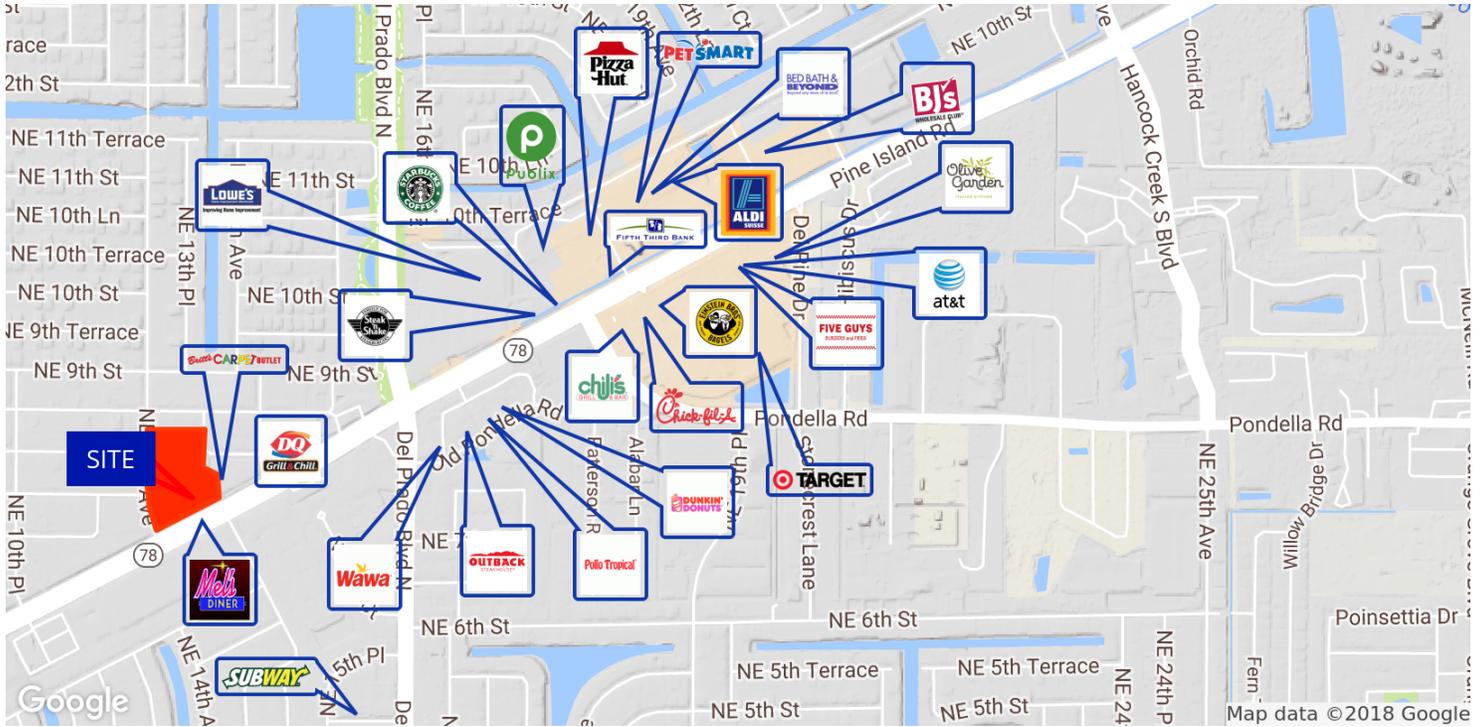
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# ON BUSY PINE ISLAND ROAD

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## For Lease



### PINE ISLAND NE - CONCEPT PLAN

LOCATED IN SECTION 07, TOWNSHIP 44-S, RANGE 24-E, LEE COUNTY, FLORIDA



**CONCEPT PLAN #9**

CHARLOTTE COUNTY  
 COUNTY COLLEGE  
 COUNTY COLLEGE

**LOCATION MAP**

**PROJECT SUMMARY:**

**ZONING/REZONING:** CCOR

**STRAP #'s:** 07-44-24-C2-02023 A000

**PROJECT ACREAGE:** 6.5 ACRES (281,833.00 SF)

**LOT 1:** 1.68 ACRES (73,196 SF)  
**LOT 2:** 1.27 ACRES (55,201 SF)

**PROJECT INTENSITY:**

**BUILDING 1:** 11,000 SF  
**BUILDING 2:** 3,904 SF  
**BUILDING 3:** 15,066 SF

**STORMWATER AREA:** 48,605 SF

**PARKING REQUIREMENTS:**

**BUILDING 1 - FAST FOOD RESTAURANT/RETAIL:**  
 REQUIRED: 76 SPACES  
 PROPOSED: 77 SPACES

**BUILDING 2 - FAST FOOD RESTAURANT:**  
 REQUIRED: 40 SPACES  
 PROPOSED: 40 SPACES

**Quattrone & Associates, Inc.**  
 Engineers, Planners, & Development Consultants  
 4001 Van Ness Memorial Blvd. | Fort Myers, FL 33916 | 239.936.2222 | QAI.com

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