

# NOW LEASING

1311 NE PINE ISLAND ROAD, CAPE CORAL, FL 33909



## Property Summary



**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**  
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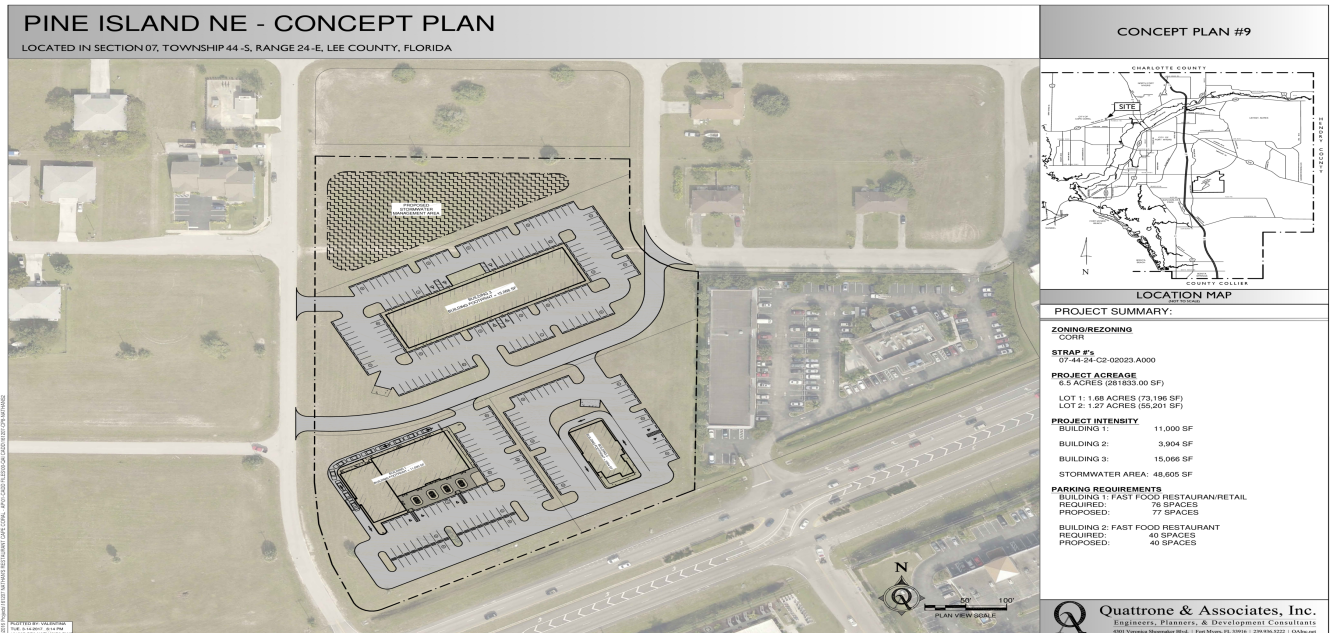
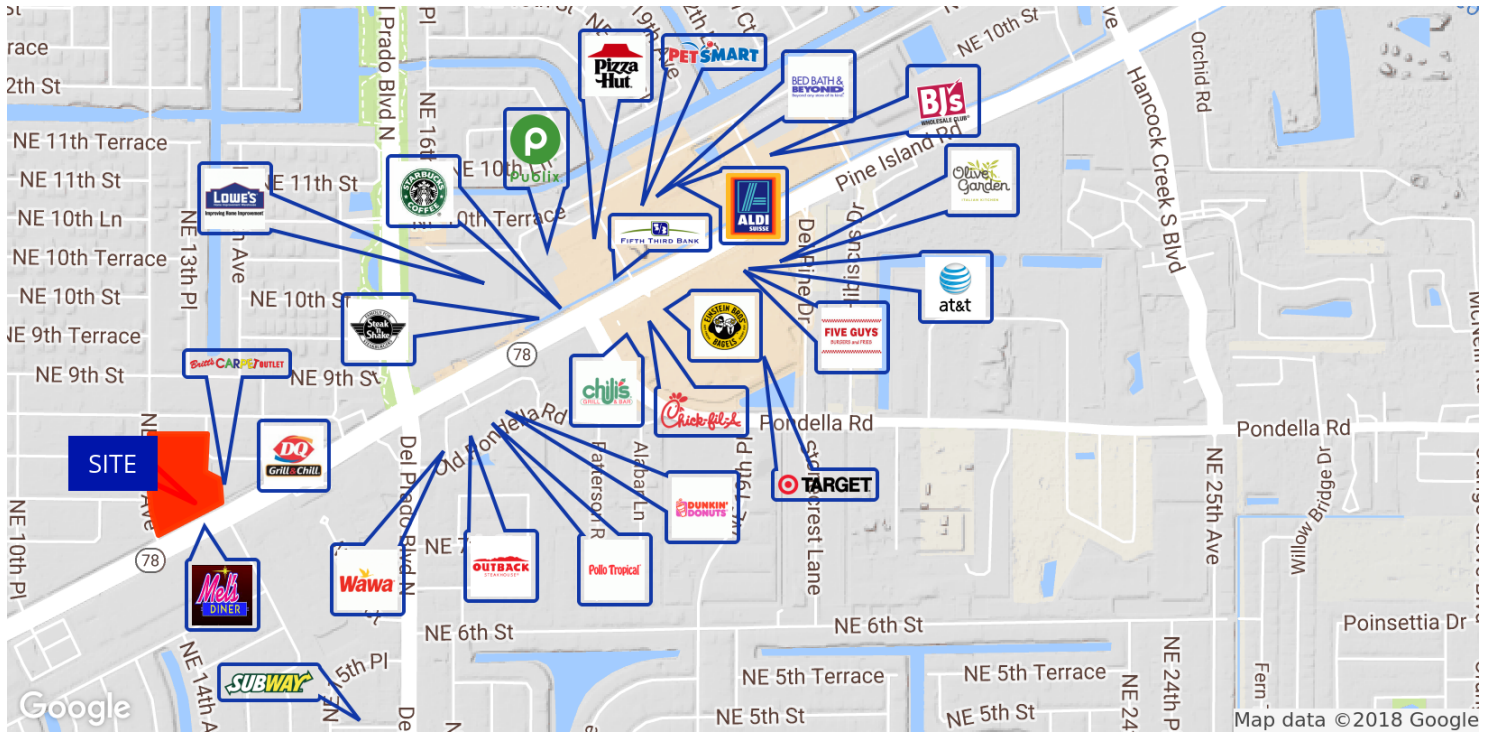
**CRES Commercial Real Estate Services of SWFL, INC**  
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## For Lease



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