

OFFICE BUILDING FOR SALE/LEASE

2307 BOLADO PARKWAY
CAPE CORAL, FL 33990



4,070 SF



OFFICE BUILDING FOR
SALE/LEASE



\$649,000
\$12.00 PSF MG

PROPERTY INFORMATION

Sale Price:	\$649,000
Lease Rate:	\$12.00 PSF MG
Total RBA:	4,070 SF
Lot Size:	2.0 AC
Built/Renovated:	1982 / 2019
Zoning:	CCC Office (Commercial)
Hancock Bridge Parkway AADT:	19,700 CPD
Viscaya Parkway AADT:	19,400 CPD
Parking Spaces:	56

- The 4,070 SF office building includes 15 offices, open reception area, kitchenette and computer room.
- Close proximity to Hancock Bridge Parkway and Viscaya Parkway.
- Freestanding office building was renovated in 2019.



DEMOGRAPHICS

	<u>1-MILE</u>	<u>3-MILES</u>	<u>5-MILES</u>
Total Population	11,349	60,151	164,452
Five-Year Increase	1.9%	2.0%	2.1%
Avg Household Inc.	\$62,433	\$59,246	\$59,527
Total Households	4,611	24,632	68,787
Daytime Employees	3,490	25,163	69,100

(Applied Geographic Solutions 2019)

LQWEST.COM/FREESTANDING-OFFICE-CAPE

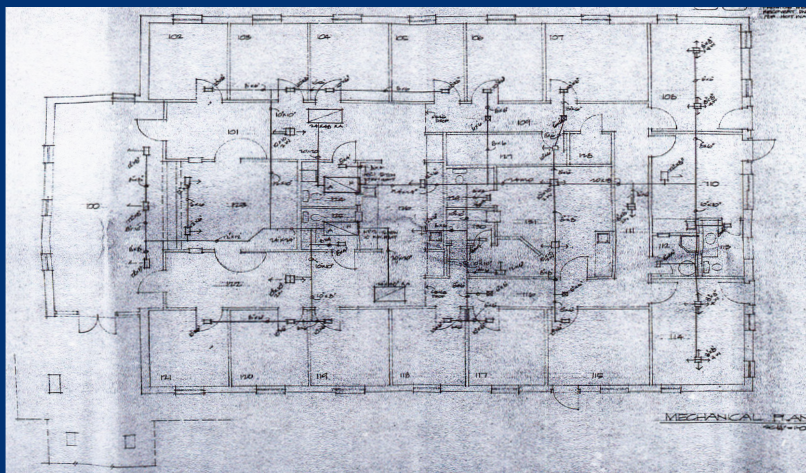
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