

WAREHOUSE INVESTMENT

1328 LAFAYETTE STREET
CAPE CORAL, FL 33904



3,150 SF



WAREHOUSE/INVESTMENT



\$475,000

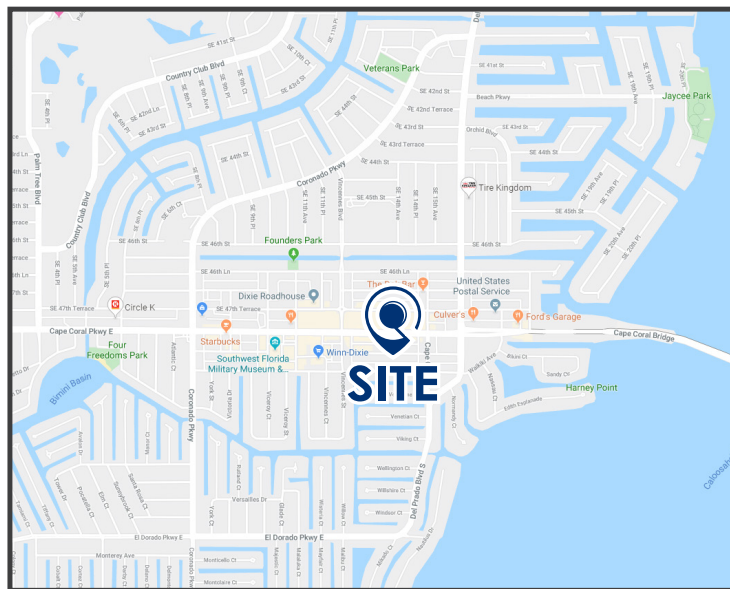
PROPERTY INFORMATION

Sale Price:	\$475,000
CAP Rate:	8.84%
NOI:	\$42,000/Year
Occupancy:	100%
Building Size:	3,150 SF
Lot Size:	0.14 AC
Property Zoning:	DC (Downtown Corridor)
Cape Coral Parkway:	38,000 AADT

Located within Cape Coral CRA (Community Redevelopment Agency).

Absolute NNN lease.

The owner will lease back this property for 5 years with a 5- year option and pay for all operating expenses for the property including roof and structure.



DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
Total Population	8,223	66,911	183,951
Five-Year Increase	2.4%	2.1%	2.0%
Avg Household Inc.	\$45,614	\$64,157	\$65,575
Total Households	4,277	31,125	83,840
Daytime Employees	1,410	3,358	10,128

(Applied Geographic Solutions 2019)

LQWEST.COM/WAREHOUSE-INVESTMENT

BRUCE MICCICHE, CCIM @ QUALIFYING BROKER

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