

NICHOLAS CENTER

58 NICHOLAS PARKWAY WEST
CAPE CORAL, FL 33991



10,419 SF



RETAIL FOR SALE

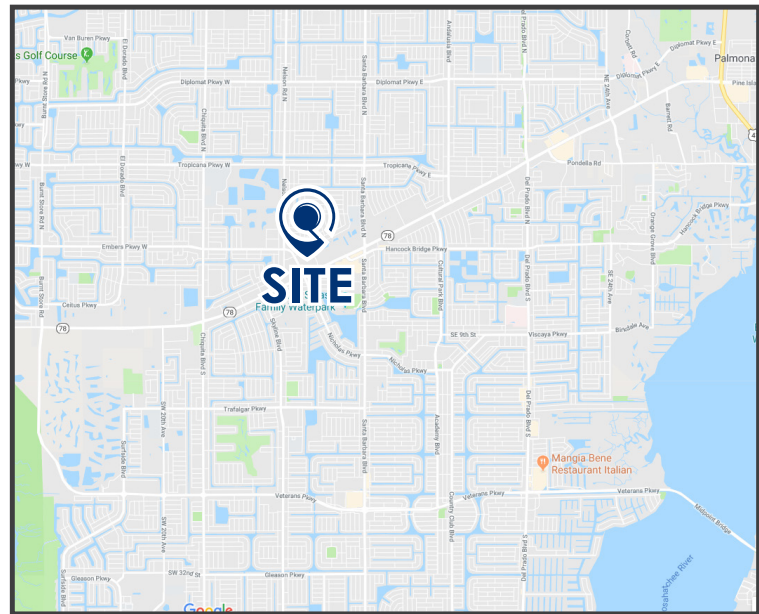


\$5,281,232

PROPERTY INFORMATION

Sale Price:	\$5,281,232
Cap Rate:	6.25%
Occupancy:	100%
Total GLA:	10,419 SF
Lot Size:	1.61 AC
Built:	2019
Zoning:	C-1 (Commercial General)
Pine Island Road AADT:	35,000 CPD
Nicholas Parkway AADT:	13,400 CPD

- Optimum accessibility via new roadway extension, connecting site to Pine Island Road with right-in/right-out access. Full access along Nicholas Parkway by way of SW 2nd Street.
- Fully leased with Dunkin Donuts, Verizon, Pearle Vision, Physical Therapy Now and Complete Dental Alliance.
- Immediately surrounded by retailers such as Kohls, Publix, OfficeMax, SamsClub, Walmart Grocery and numerous national chain restaurants.
- Established residential base with schools, churches, fitness centers and other service destinations within one-mile radius.
- Please contact Rokki Rogan for full offering memorandum.



DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
Total Population	4,277	56,285	147,763
Avg Household Income	\$63,392	\$62,117	\$65,364
Total Households	1,510	20,585	55,272
Employees	2,895	19,135	35,946

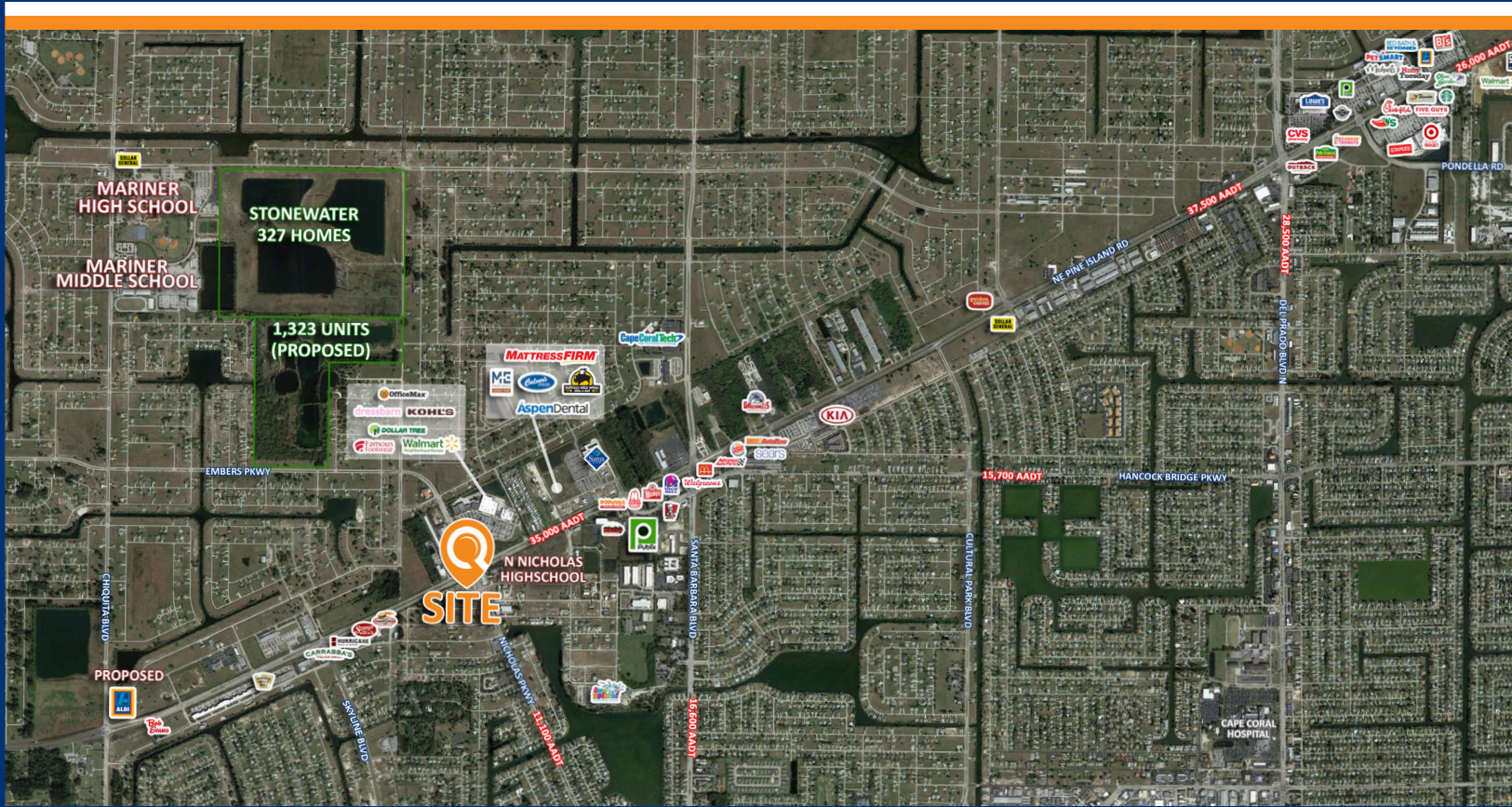
(Applied Geographic Solutions 2019)

LQWEST.COM/NICHOLAS-CENTER

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