

837-843 MIRAMAR STREET CAPE CORAL, FL 33904



Downtown Cape Coral Flex Property For Sale

FOR SALE



SALE PRICE

\$1,900,000

OFFERING SUMMARY

Building Size:	8,300 SF
Lot Size:	0.6 Acres
Zoning:	SC
Price/SF	\$228.92

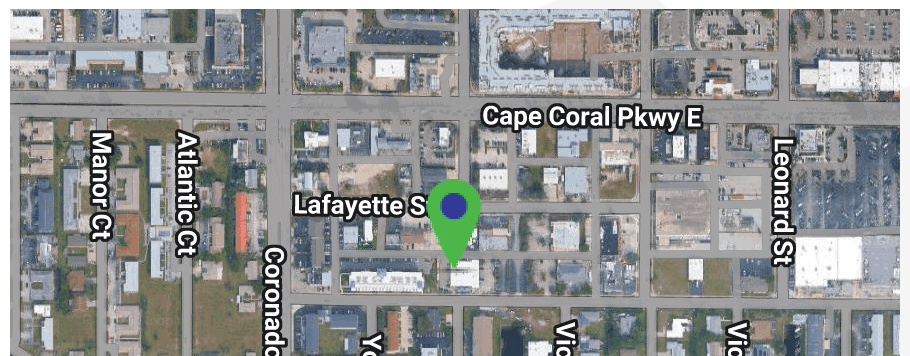
PROPERTY OVERVIEW

Located just off Cape Coral Parkway, this flex/warehouse property offers the opportunity to acquire a versatile commercial asset in a highly accessible Cape Coral location. The building is designed to support a variety of business uses and benefits from major recent improvements, including a new TPO roof, new A/C systems, and a full sprinkler system. With its flexible overall layout, functional design, and proximity to Downtown Cape Coral, the property presents a strong opportunity for an owner-user or investor seeking a well-positioned asset with long-term utility.

PROPERTY ALSO AVAILABLE FOR LEASE — PLEASE CALL FOR DETAILS

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Population	62,334	172,536	426,406
Total Households	29,367	78,687	186,666
Median Age	53	52	49
Average HH Income	\$96,768	\$91,420	\$91,130



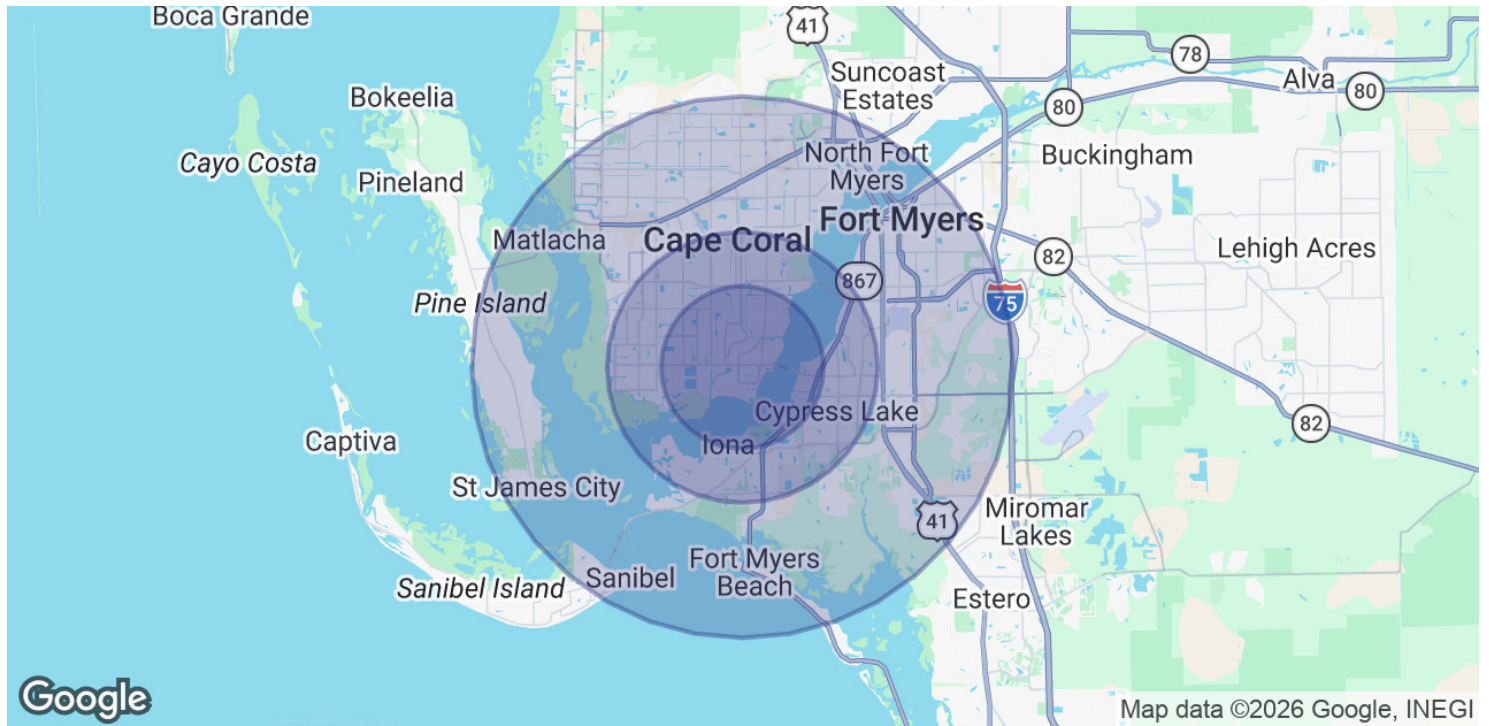
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Demographics Map & Report



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	62,334	172,536	426,406
Average Age	53	52	49
Average Age (Male)	52	51	48
Average Age (Female)	53	52	50

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	29,367	78,687	186,666
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$96,768	\$91,420	\$91,130
Average House Value	\$456,721	\$415,020	\$378,251

Demographics data derived from AlphaMap