

1212 WESTWOOD DRIVE
CAPE CORAL, FL 33903

**PRICE
REDUCED**
MOTIVATED SELLER

PONDELLA RD

0.82± Acres

0.31± Acres

**TOY
LOCKER**

WESTWOOD DR

PINE LAKE DR

1.13± ACRE COMMERCIAL SITE FOR SALE

PRIME LOCATION WITH FLEXIBLE ZONING

Unique commercial land opportunity in the heart of Cape Coral, offering a total of 1.13± acres with valuable frontage along Pondella Rd. Strategically positioned within a growing commercial corridor, the site benefits from strong visibility, convenient access, and proximity to established residential neighborhoods and retail amenities. The property is bifurcated by Pine Lake Drive, providing 0.82± acres on the west side and 0.31± acres on the east side, creating flexibility for a variety of development configurations. This site is well-suited for a range of commercial uses in one of Southwest Florida's fastest-growing markets.

LAND SIZE

1.13± Acres Total

PRICE

\$382,000 (\$7.75 PSF)

ZONING

C - Commercial
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YOUR LOCAL MARKET EXPERT

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PROPERTY HIGHLIGHTS

- Frontage on Pondella Rd with strong visibility
- Flexible layout allows for multiple development scenarios
- Located within a densely populated and rapidly expanding area
- Convenient access to major roadways and surrounding retail/services
- Ideal for retail, office, or service-oriented commercial users

LOCATION DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 POPULATION	8,789	62,399	162,554
HOUSEHOLDS	3,689	26,448	69,010
MEDIAN HOUSEHOLD INCOME	\$65,345	\$67,944	\$66,933
AVG. HOUSEHOLD INCOME	\$82,812	\$86,302	\$89,744
MEDIAN AGE	43.3	47.4	48.2

TRAFFIC COUNTS

VOLUME (AADT)	YEAR
24,500	2024