



1215 SE 10th St

Cape Coral, FL 33990

Property Features

- Rare fenced outdoor storage
- Functional layout with 6 overhead doors & demised flexibility
- New roof (2023) reduces near-term capital risk
- Infill location with limited competing supply
- Strong appeal to owner users

Investment & Owner-User Opportunity

- Opportunity for future owner-occupancy with near-term income in place
- Ownership will require a short-term occupancy period to maintain operational continuity during the transition

Property Overview

Price/SF	\$250.00 PSF
GBA	± 12,023 SF
Land Area	± 45,607 SF / 1.05 AC
Property Type	Industrial Building
Year Built	1979
Parking	1.12/1,000 (13 surface spaces)
Zoning	I – Industrial (City of Cape Coral)
Submarket	Cape Coral

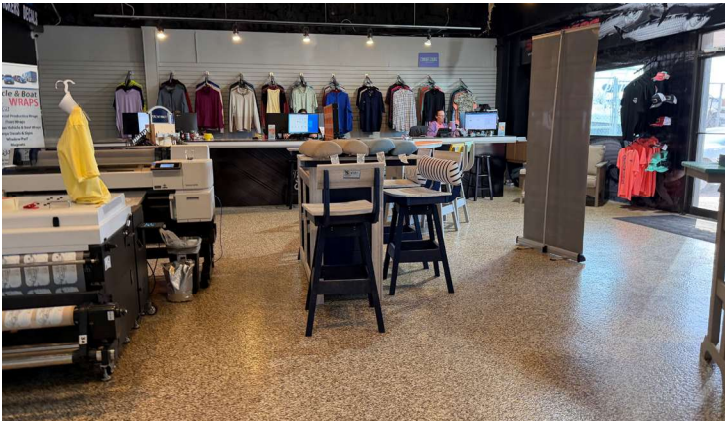
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Property Overview
Location Aerial



Cape Coral: Growth & Momentum

Cape Coral is one of the fastest-growing cities in Southwest Florida, and the Southeast submarket surrounding this property continues to benefit from rising population, expanding infrastructure, and increasing demand for functional commercial space. For an owner-user, this represents a rare chance to plant a flag in an established, infill location before values climb further.

Why Cape Coral?

Assets offering fenced yard space, multiple overhead doors, and immediate usability are among the most difficult to replicate in Cape Coral.

Area Development & Investment Activity

- Cape Coral has grown 25%+ in the last decade, driving demand for the contractors and service businesses that fill industrial space
- Cape Coral's largely built-out, pre-platted layout constrains new industrial development, supporting the long-term value of existing product

2025 Demographics	3-Miles	5-Miles	10-Miles
Total Population	73,159	174,415	477,606
Total Households	28,106	68,532	201,555
Avg. Household Income	\$89,168	\$91,030	\$90,591
Annual Population Growth	1.7%	1.8%	2.0%

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