

SIGNALIZED CORNER ADJACENT TO NEW ZAXBY'S

NEC OF NE PINE ISLAND RD & ANDALUSIA BLVD • CAPE CORAL, FL

FOR SALE OR GROUND LEASE



8,400± VPD

ANDALUSIA BLVD

AVAILABLE
1.83± AC

PROPOSED
ZAXBY'S



FUTURE RETAIL

53,500± VPD

NE PINE ISLAND RD



TIRE CHOICE
AUTO SERVICE CENTERS

CALICOFFEE



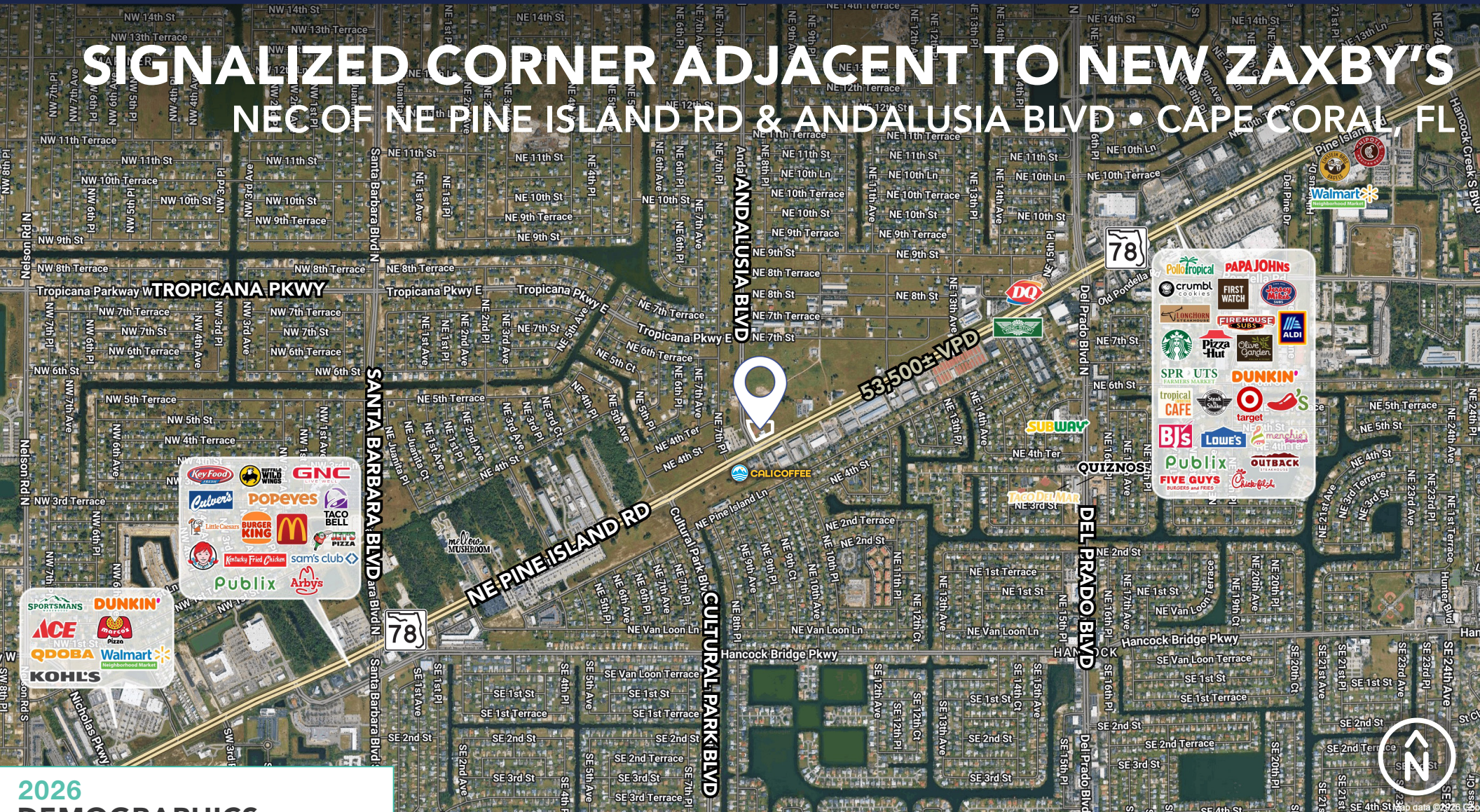
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TrinityCRE.com

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2026 DEMOGRAPHICS PINE ISLAND RD & ANDALUSIA BLVD



AVERAGE H.H INCOME
POPULATION
EMPLOYMENT DENSITY

	1 MILE	3 MILE	5 MILE	10 MILE
AVERAGE H.H INCOME	\$97,070	\$94,679	\$98,716	\$102,676
POPULATION	8,352	73,161	162,769	422,520
EMPLOYMENT DENSITY	3,503	22,572	44,099	161,394

PROPERTY FEATURES

- PRICE** Call for Details
- AVAILABLE** 1.83± AC
- ZONING** CC - Commercial Corridor (City of Cape Coral)
- LOCATION** Positioned at the signalized northeast corner of Pine Island Rd and Andalusia Blvd, this site offers strong visibility, high traffic counts, and convenient access within one mile of Santa Barbara and Del Prado corridors



TrinityCRE.com
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