

TENANT SPACE 1
1,100 SQ FT

TENANT SPACE 2
1,100 SQ FT

TENANT SPACE 3
1,100 SQ FT

1972 DIPLOMAT PKWY
GROUND LEASE • FOR SALE

CAPE CORAL FL



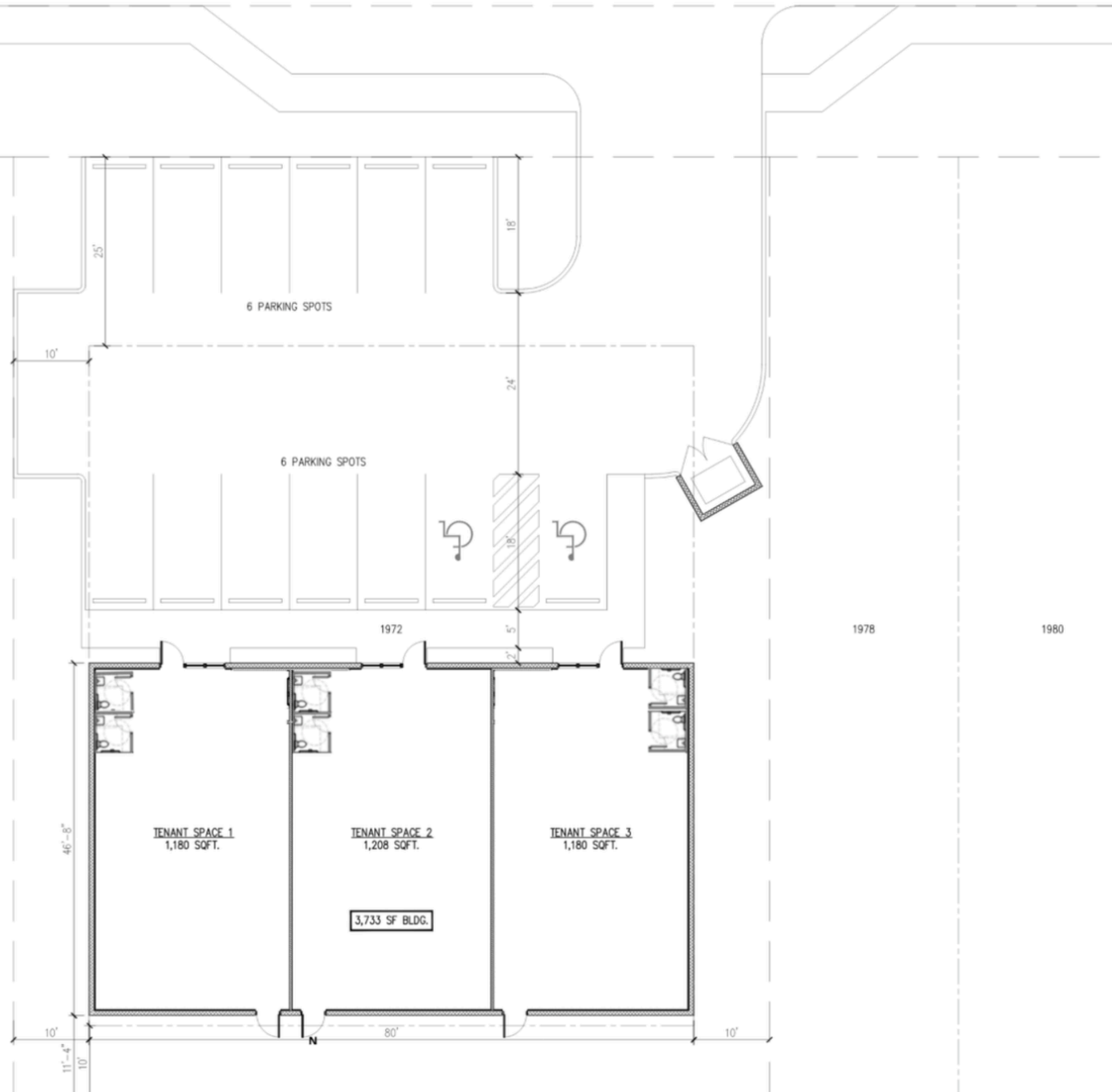
PARKING SUMMARY
7 SPACES FRONTING BUILDING
6 SPACES FRONTING ROAD

13 TOTAL PARKING SPACES

AI Rendering Based on Preliminary Site Plan –
Buyer to Verify All Dimensions, Approvals, and
Development Potential. alt Soap

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GROUND LEASE




1972 DIPLOMAT PKWY E - GROUND LEASE / BUILD-TO-SUIT OPPORTUNITY

- P-1 PROFESSIONAL ZONING
- APPROX. 18,382 SF SITE
- CONCEPTUAL 3,300+/- SF THREE-TENANT BUILDING
- 13 PARKING SPACES
- HIGH VISIBILITY ON DIPLOMAT PKWY
- MEDICAL, PROFESSIONAL, RETAIL SERVICE USES POSSIBLE
- GROUND LEASE PREFERRED
- SALE CONSIDERED



Jeannette Di Leo LLC
AGENT/OWNER

 **239-771-0525**

 jdileore@gmail.com

LOCATION, ACCESS, COMMERCIAL ZONING

0.29 acres (approx. 12,632 sq ft) with 100 ft of Diplomat Parkway frontage.

Zoning: C1-D - ideal for a variety of commercial uses.

Located in the ideal Flood Zone X, outside high-risk flood zones. Excellent Access enhanced by new signal at Pine Island Rd.

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