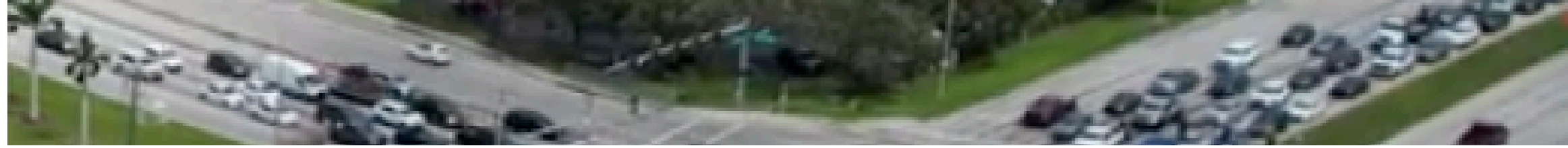


1313 & 1317

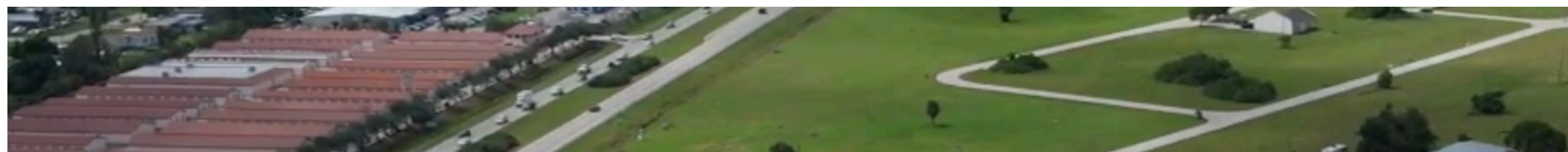


NE 8<sup>TH</sup> TER

**1313 & 1317**



CAPE CORAL FL



33909

# 1313 & 1317 NE 8<sup>TH</sup> TERRACE

**LOCATION | ACCESS | COMMERCIAL CORRIDOR ZONING**

Incredible opportunity to own four commercial lots (sold together) in a high-growth area of Cape Coral! Located just off Pine Island Road, these parcels are zoned Commercial Corridor, making them ideal for a wide range of development uses.

#### CONCEPTUAL RENDERING ONLY

Image shown is an artist's conceptual rendering created for illustrative and marketing purposes only and does not represent an approved site plan, development proposal, engineering design, building footprint, zoning determination, or permitted use. Any depicted buildings, parking areas, landscaping, signage, tenants, elevations, or improvements are hypothetical and intended solely to demonstrate potential development concepts. Buyers are responsible for independently verifying zoning, land use regulations, development potential, setbacks, density, permitting requirements, utilities, and all other matters affecting the property through their own due diligence. Seller and Broker make no representations or warranties regarding future development possibilities.



REALTY**ONE**GROUP  
MVP

JEANNETTE DI LEO LLC  
239-771-0525



**PRICED  
\$229,000**

- **Just off Pine Island Rd (approx. 46,000 vehicles/day)**
- **Near Del Prado Blvd N (approx. 31,000 vehicles/day)**
- **Near Pondella Rd (approx. 19,000 vehicles/day)**
- **Excellent visibility and access in a rapidly developing commercial corridor**
- **15-MIN POPULATION: 172,364**
- **5-MILE INCOME: \$82,723**
- **5-MILE EMPLOYEES: 51,120**



**HOPE TO WORK  
WITH YOU  
Soon**

239-771-0525

jdileore@gmail.com

**JEANNETTE DI LEO  
LLC**

REALTY**ONE**GROUP  
MVP