

Great Commercial Development Opportunity

18.96 Acres Pine Island Road Corridor Cape Coral \$8,500,000

522-594 Atlantica Pine Circle & 2818 Ceitus Pkwy, Cape Coral FL 33991



- Centrally Located on Pine Island Rd
- Cape Coral:
 - Population: 236,264
 - Population Growth 2020-2025: 21.8%
 - Households: 82,914
- Median Hshld. Income 1 Mile: \$94,468
- Median Hshld. Income 3 Miles: \$82,772
- Population 5 miles: 108,754
- Pine Island Corridor Land Use District and Corridor Zoning District Permit:
 - Retail, Office, Medical, Flex Office Whse, Hotels, Multi-Family & Other Uses
 - Commercial Floor Area Ratio: 1.25
 - Multi-Family up to 25 du/acre
- Prior Site Plan Approval – Site Info Avail.



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4704 SW 9th Pl, Cape Coral, FL 33904



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- Cape Coral, primarily platted as a residential boating community with over 400 miles of canals is extremely underserved by commercial, hospitality and community facilities.
- The Pine Island Road Corridor district is one of the few locations in the Cape that has large developable parcels to support big box retail, hospitals, hotels and large office complexes. Vacancy rates for commercial are below 5%.
- Residential growth is rapidly expanding in the NW and NE sections of the Cape up to Punta Gorda and there is an increasing demand for services and products.
- Atlantica, a 380 multi-family class A rental complex was approved for this property. Site plan and detailed information for the property is available upon request.



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STRATEGIC LOCATION

The Site occupies an excellent location near a wide variety of employment anchors that support constant demand, including hospitals, universities, retail, tourism and recreation.

Atlantica at Cape Coral sits within a 20-minute drive of two of Lee Health's prominent hospital campuses, Cape Coral Hospital which employs 1,200 and Lee Memorial which employs 1,400. Lee Health stands as Lee County's largest employer with over 13,500 employees in the area.

The Site is situated directly on Pine Island Road, less than a five minute walk from Publix, within a 15-minute drive from Cape Coral and just 20 minutes from Downtown Ft. Myers, home to the finest dining options and a plethora of shopping and entertainment venues.



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- Looking West Towards Gulf of Mexico & Pine Island
- Commercial Development Growth
- Dense Residential Development to the South And New Growth to the North



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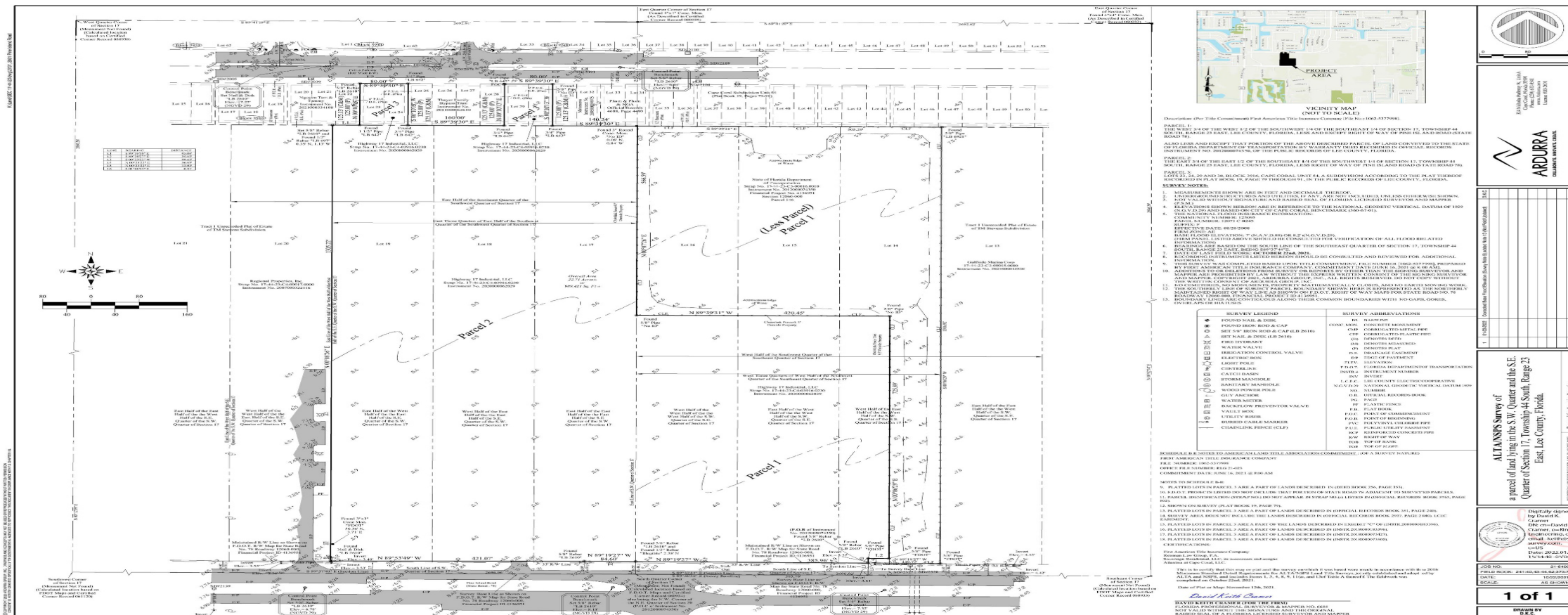
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- **Atlantica Site Plan Approval**
- **380 Class A Multi-Family**
- **Alta Survey**
- **Geo Tech Data**
- **Environmental Assessments**
- **Phase I Complete – No Issues**
- **All Utility Assessments Paid**
- **Pine Island Credits Purchased**
- **Access from Pine Island Road & Ceitus Pkwy**
- **More Information Available Upon Request**



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