



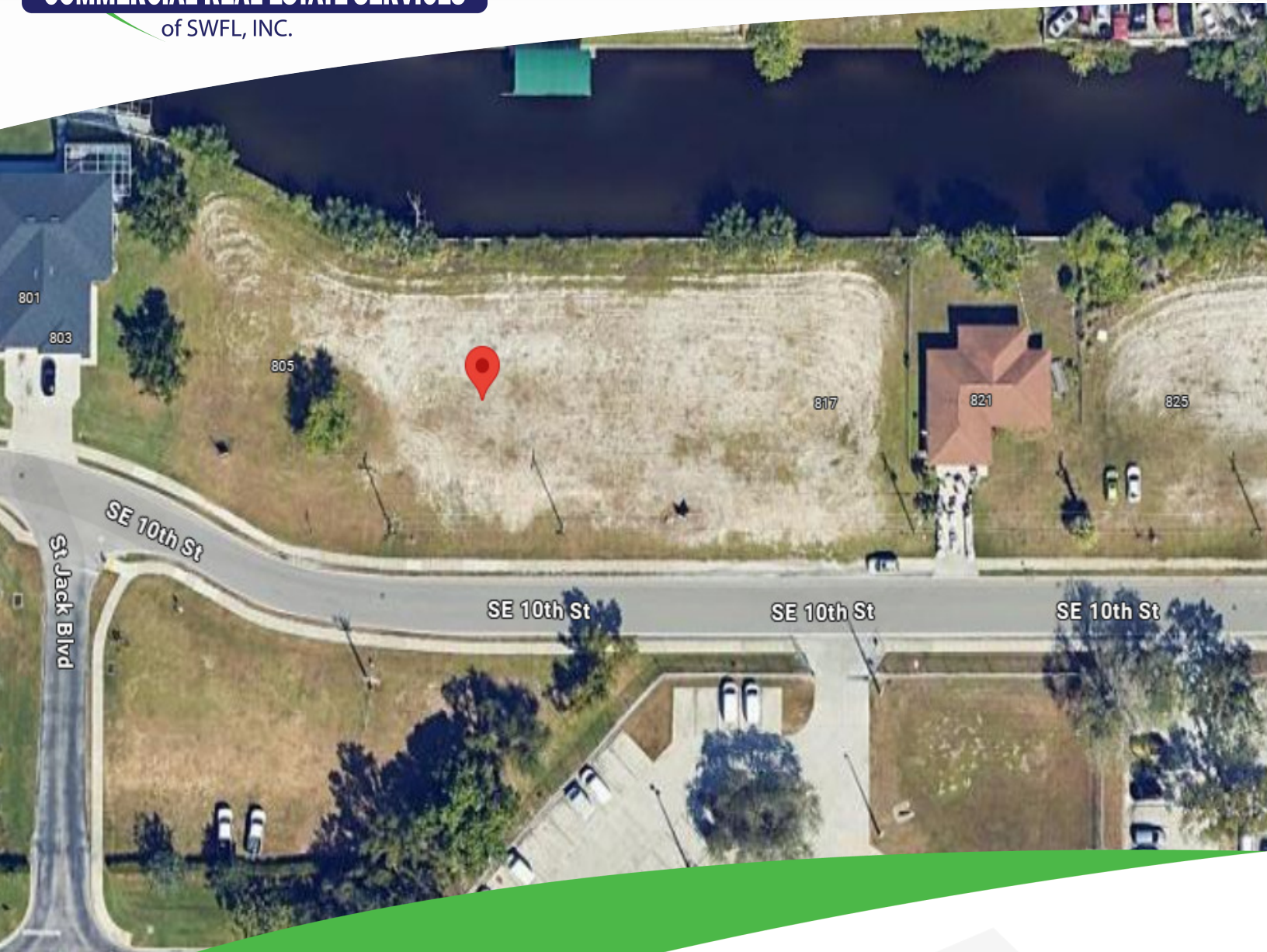
COMMERCIAL REAL ESTATE SERVICES

of SWFL, INC.

CARLOS ACOSTA, CCIM

239.823.0115

cacosta@ccim.net



FOR SALE

809 SOUTHEAST
10TH STREET

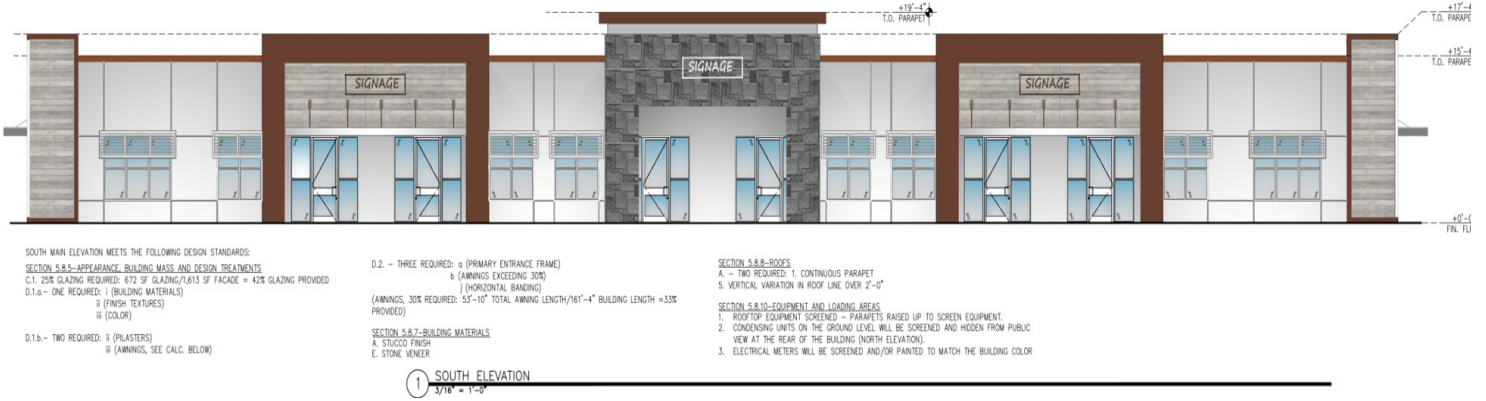
CAPE CORAL, FL 33990

809 SOUTHEAST 10TH STREET CAPE CORAL, FL 33990



1-Acre Professional Development Site Near Cape Coral City Hall

FOR SALE



SALE PRICE **\$525,000**

OFFERING SUMMARY

Lot Size: 1 Acres
 Zoning: P-1
 Price / SF: \$12.05

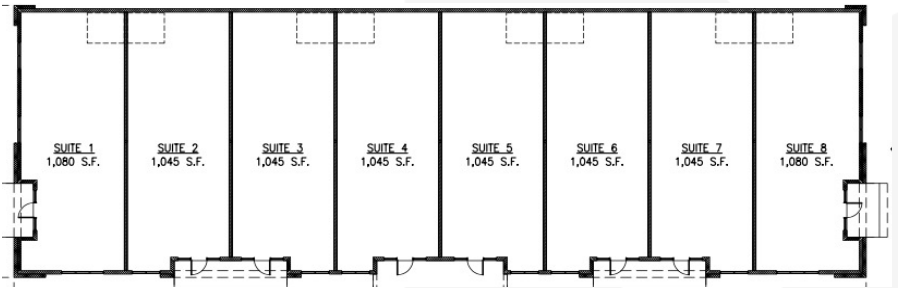
DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Population	82,220	182,789	447,905
Total Households	31,773	72,170	191,021
Median Age	45	45	47
Average HH Income	\$85,137	\$90,624	\$87,139

PROPERTY OVERVIEW

809 SE 10th Street offers a well-located 1-acre commercial development opportunity in central Cape Coral’s government and professional office corridor. Zoned P-1, the site is positioned near City Hall and surrounding professional users, making it a strong fit for office, medical, professional, or service-oriented development. The property includes approved plans already in place, providing a meaningful head start in the development process and reducing pre-construction timeline. The site also benefits from canal frontage with direct Gulf access, adding another layer of utility and appeal.

For buyers seeking a centrally located commercial parcel with a full-acre footprint and pre-development work already completed, this is a compelling infill opportunity in an established Cape Coral location.



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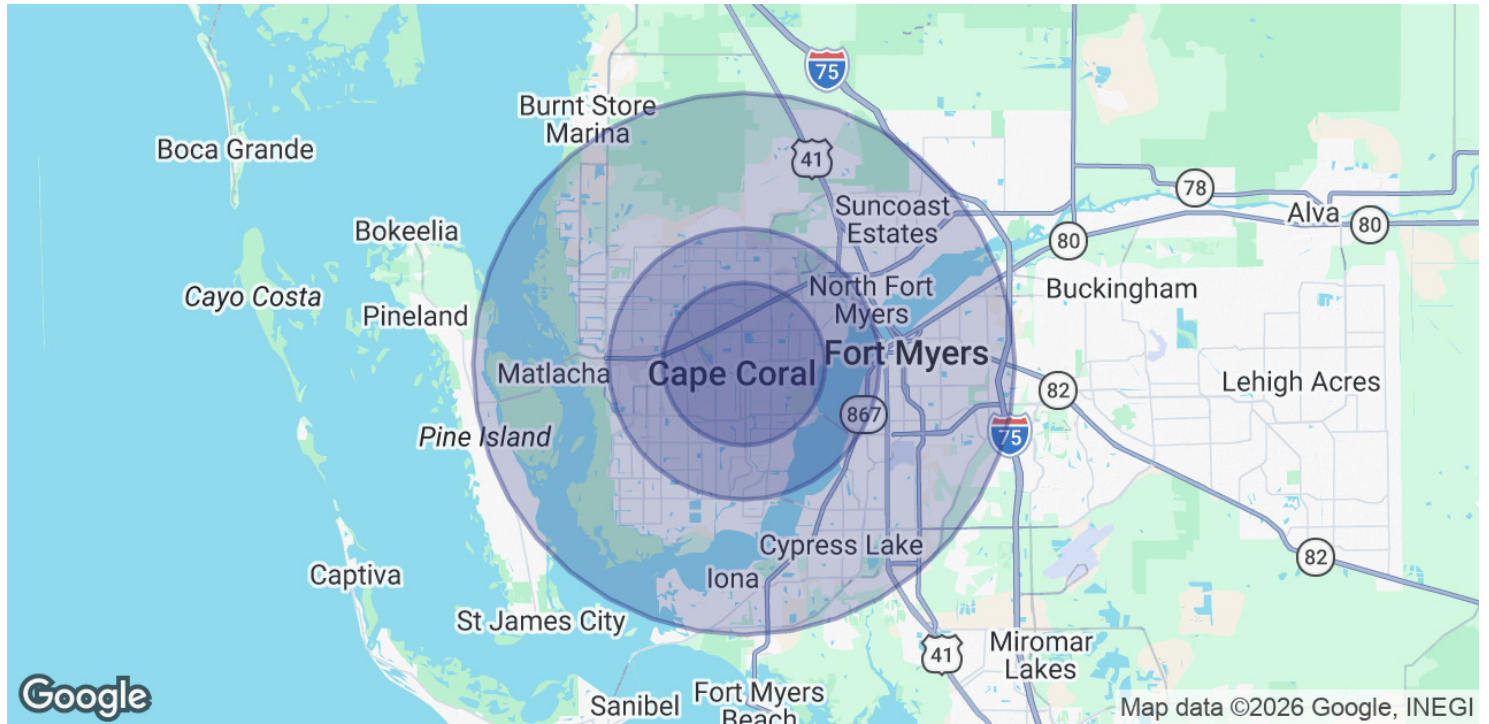
CRES Commercial Real Estate Services of SWFL, INC
 1490 NE Pine Island Rd Suite 6F • Cape Coral, FL 33909
 239.980.0081 • cresswfl.com

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809 SOUTHEAST 10TH STREET CAPE CORAL, FL 33990



Demographics Map & Report



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	82,220	182,789	447,905
Average Age	45	45	47
Average Age (Male)	44	44	47
Average Age (Female)	46	46	48

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	31,773	72,170	191,021
# of Persons per HH	2.6	2.5	2.3
Average HH Income	\$85,137	\$90,624	\$87,139
Average House Value	\$346,058	\$366,063	\$354,436

Demographics data derived from AlphaMap