

THE POINTE AT PINE ISLAND OUTPARCELS

NEC PINE ISLAND RD & SANTA BARBARA BLVD, CAPE CORAL, FL 33909

FOR SALE / LEASE



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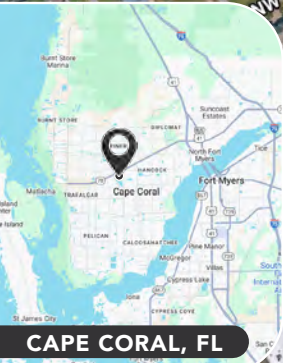
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CAPE CORAL, FL

THE CLUB
195± UNITS

FUTURE
MULTIFAMILY
320± UNITS

FUTURE
COMMERCIAL

2026 DEMOGRAPHICS PINE ISLAND RD & SANTA BARBARA BLVD



AVERAGE H.H INCOME

1 MILE	3 MILE	5 MILE
\$100,191	\$95,291	\$101,000



POPULATION

8,353	72,982	170,388
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EMPLOYMENT DENSITY

3,143	22,893	43,034
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PROPERTY FEATURES

PRICE	Call for Details
AVAILABLE	Lot 1: 1.80± AC Lot 2: 1.70± AC Total Acreage: 3.50± AC
ZONING	CC - Commercial Corridor (City of Cape Coral)
LOCATION	The subject site fronts Pine Island Road, one of Cape Coral's main retail corridors, offering high visibility and strong traffic exposure. The property is surrounded by national brands and dense residential neighborhoods, creating consistent daily traffic.



TrinityCRE.com
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