



# COMMERCIAL

For More Information Contact:

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## 2.13± ACRE RETAIL DEVELOPMENT SITE SKYLINE BLVD. | CAPE CORAL, FL



### PROPERTY DESCRIPTION

- **Location:** 1616, 1620, 1624, 1628, 1634 Skyline Blvd.  
& 1615, 1619, 1623, 1627, 1631 SW 8th Place, Cape Coral, FL 33991
- **STRAP. #'s** 27-44-23-C2-04427.0280; 27-44-23-C2-04427.0300; 27-44-23-C2-04427.0440;  
27-44-23-C2-04427.0460; 27-44-23-C2-04427.0480; 27-44-23-C2-04427.0500;  
27-44-23-C2-04427.0520; 27-44-23-C2-04427.0260; 27-44-23-C2-04427.0240;  
27-44-23-C2-04427.0220
- **Land Size:** 2.13± Acres (92,799± SF)
- **Zoned:** C-1 Pedestrian Commercial District, City of Cape Coral
- **Utilities:** All Available to the Site

**Comments:** This 2.13± acre site has 365± feet of frontage along Skyline Blvd. and is located just south of Trafalgar Parkway in Cape Coral. The location is perfect for retail or office users with (3) Elementary Schools and (2) Middle Schools within 2 miles. With C-1 zoning already in place, some of the allowable uses are as follows: Hobby, Toy and Game Shop, Printing Services, Specialty Retail Shops, Personal Services such as Hair Salon or Spa, Pet Services or Pet Shops, Professional Office & Health Care Facilities, Childcare Facility (Preschool - Kindergarten), Adult Day Care Center, Florist, Packing Stores, as well as all Restaurant types. The site is clear to grade and driveway access with multiple access points already in place.

**SALE PRICE REDUCED! \$650,000 (\$7.00 PSF)**

VIP Realty - Commercial | 13131 University Drive | Fort Myers | Florida | 33907  
239.489.3303



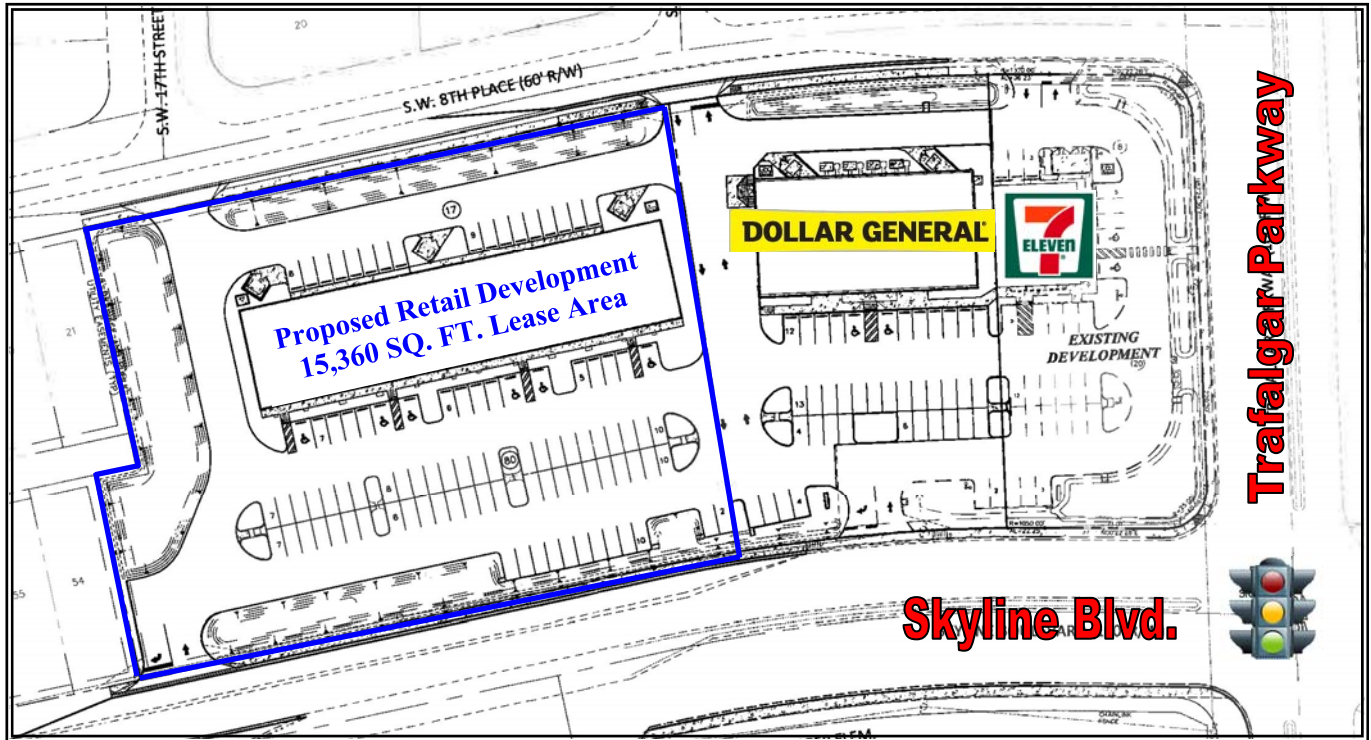
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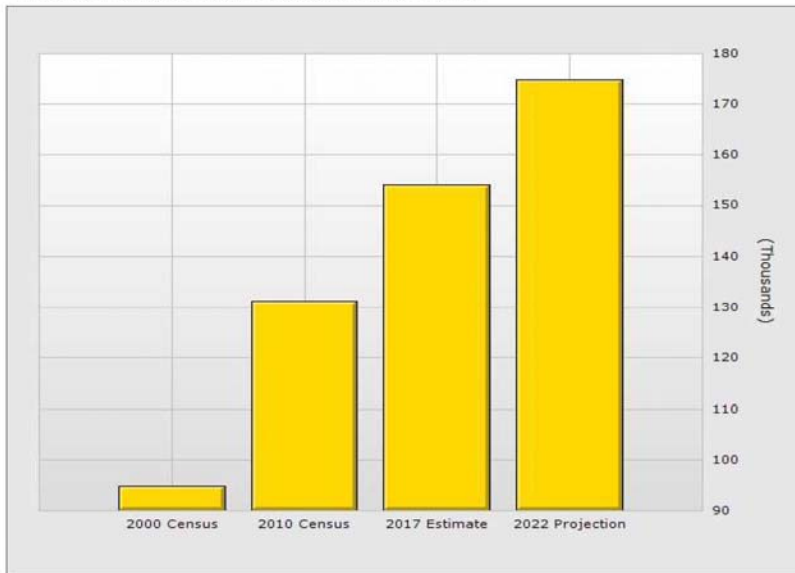


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### Population for 5 Mile Radius

The Shops at Skyline - Skyline Blvd, Cape Coral, FL 33991



Population	1 Mile	3 Mile	5 Mile
2017 Total Population:	7,559	62,309	154,032
2022 Population:	8,589	70,576	174,730
Pop Growth 2017-2022:	13.63%	13.27%	13.44%
Average Age:	39.50	39.90	42.20
Households			
2017 Total Households:	2,779	23,273	61,147
HH Growth 2017-2022:	13.06%	12.62%	12.86%
Median Household Inc:	\$59,939	\$56,069	\$54,777
Avg Household Size:	2.70	2.70	2.50
2017 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$173,174	\$188,166	\$204,219
Median Year Built:	1999	1998	1993



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