



# COMMERCIAL

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## 1.07± ACRE COMMERCIAL SITE AVAILABLE FOR SALE CHIQUITA BLVD. S. & SW 17TH TERRACE | CAPE CORAL



### PROPERTY DESCRIPTION

- **Location:** 1626 Chiquita Blvd. S. & 1601, 1603, 1607 SW 17th Terrace, Cape Coral, Florida 33991
- **S.T.R.A.P. #'s:** 28-44-23-C2-04818.A010; .0010; .0020; .0040
- **Total Land Size:** .1.07 ± Acres Combined (46,510± SF)
- **Zoning:** C (Commercial) Cape Coral
- **Features:** Irrigation, Sidewalks, Utilities

**Comments:** These four parcels are available for sale, mostly cleared and ready for development. The total combined site is approximately 1.07 acres and is within the City of Cape Coral. The Commercial zoning has many allowable uses including, but not limited to the following: Professional Office, Banking or Finance, Restaurant (with or without drive thru), Personal Services, Retail or Repair Shop or Day Care. The property has approximately 209' of combined frontage on Chiquita Blvd. S. and is located just south of the lighted intersection of SW Trafalgar Parkway and Chiquita Blvd. S. The site is approximately 1 mile north of Veterans Parkway and 1.2 miles south of SW Pine Island Road. This portion of Chiquita Blvd. is four-laned with a divided median. The Florida DOT reported 19,500 Cars Per Day in 2020 and the population within a 5 mile radius is approximately 147,021, with a median household income of \$66,983.

**SALE PRICE: \$580,000 (\$12.47 PSF)**

**VIP Realty Group, Inc. - Commercial | 13131 University Drive | Fort Myers | Florida | 33907  
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