



COMMERCIAL

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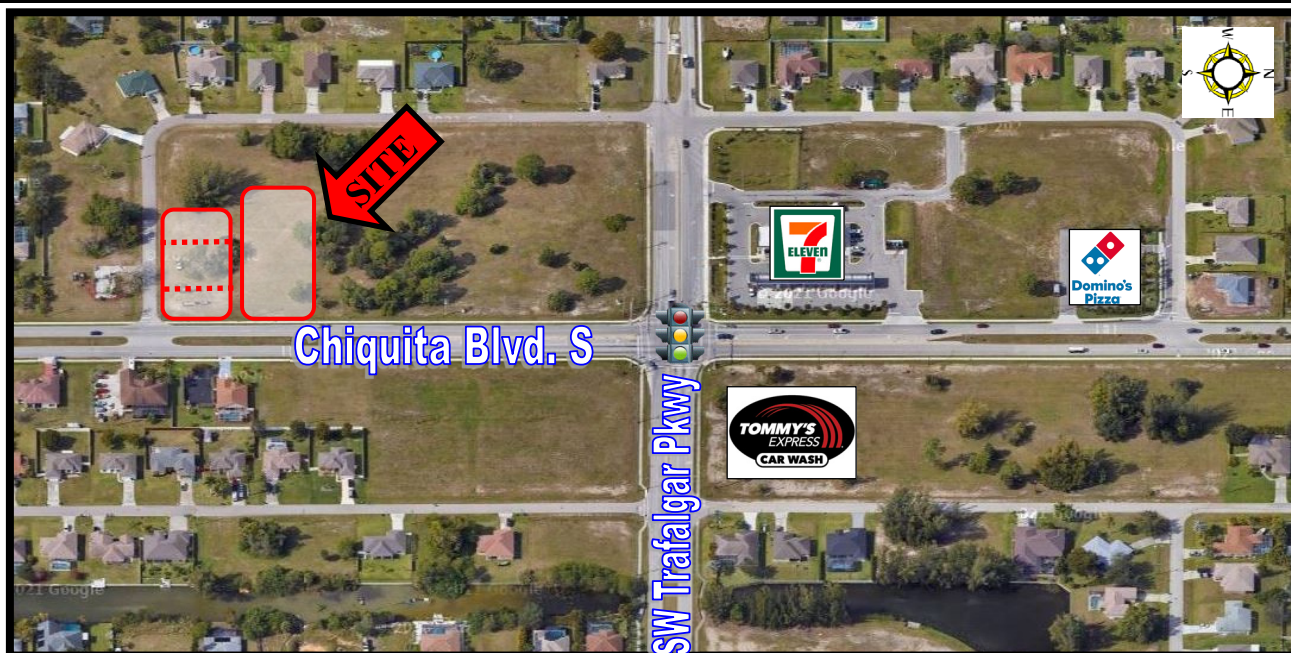
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1.07± ACRE COMMERCIAL SITE | CHIQUITA BLVD. S. NEAR THE INTERSECTION OF SW TRAFALGAR PKWY | CAPE CORAL



PROPERTY DESCRIPTION

- **Location:** 1626 Chiquita Blvd. S. & 1601, 1603, 1607 SW 17th Terrace
Cape Coral, Florida 33991
- **STRAP #'s:** 28-44-23-C2-04818.A010; .0010; .0020; .0040
- **Total Land Size:** 1.07 ± Acres Combined (46,510± SF / Easement not included.)
- **Zoning:** C (Commercial) Cape Coral

Comments: Located near the intersection of Chiquita Blvd. S. & SW Trafalgar Parkway, this 1.07± acre commercial site is a prime location for development. Consisting of 4 separate parcels, this site is mostly clear, with utilities, sidewalks and irrigation to the site. The property is zoned for commercial use including, but not limited to: Professional Office, Banking or Finance, Restaurant (with or without drive-thru), Personal Services, Retail, Repair Shop, or Day Care.

Chiquita Blvd. is a well-traveled road running north and south in Cape Coral. This section is four-laned with a divided median. The site offers 209'± combined frontage with easy access via Chiquita Blvd. S. or SW Trafalgar Parkway. In 2024 the Florida DOT reported 31,500 Cars Per Day, and as reported by RPR (Real Property Resource), the median age is 44, the median household income is \$84,368 and the population within the 33991-zip code is approximately 28,000 with a growing population.

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

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