



**For Sale 4.15 Acres**  
**Great Development Opportunity Cape Coral**  
**Commercial or Multi-Family**

**\$1,400,000**

**Located within Pine Island Road Corridor District**

**CENTRALLY LOCATED – 2 BLOCKS SOUTH OF PINE ISLAND ROAD**  
**ASSEMBLAGE OF 12 PARCELS – CLEARED LAND WATER & SEWER PAID**  
**GREAT SITE FOR FLEX SPACE ALLOWS MULTI-FAMILY 25 UNITS/ACRE**  
**628 to 720 SW 3<sup>rd</sup> Street (south side of street) &**  
**629 to 721 SW 3<sup>rd</sup> Terrace (north side of street)**



**Demographics**

	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
<b>Population</b>	4,834	57,614	147,999
<b>Households</b>	1,702	20,795	55,331
<b>Median HH Income</b>	\$68,354	\$67,915	\$71,696



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