

1520 SE 46th LN CAPE CORAL, FL 33904

# COMMERCIAL BUILDING FOR SALE



MILOFF/AUBUCHON  
**COMMERCIAL**

Rhonda Keane Milligan • 239-850-1359 • [rhondaswfl@yahoo.com](mailto:rhondaswfl@yahoo.com)



# PROPERTY FACTS



Sale Price  
**\$1,995,000**



**Future Land Use**  
DM - Downtown Mixed



**Location**  
Urban Walkable Downtown  
Cape Coral Site



Building Size  
**±6,500 SF**



Year Built  
**1976**



Lot Size  
**±.29 AC**



**Zoning**  
SC - South Cape  
Downtown District



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# AERIAL MAP OF DOWNTOWN CAPE CORAL



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# Key Factors Contribute to Cape Corals Growing Appeal

## Vibrant Business Environment

Cape Coral's expanding economy and rising population create ample opportunities, particularly in industries like real estate, construction, and tourism.

## Low Cost of Living

The city offers a relatively affordable lifestyle compared to other Florida cities, making it ideal for entrepreneurs and workers alike.

## High Self-Employment Rate

A significant portion of the workforce is self-employed, signaling a supportive climate for startups and freelancers.

## Family-Friendly Community

With quality schools, safe neighborhoods, and amenities, Cape Coral is well-suited for families and work-life balance.

# 6%

Increase in  
Buisnesses in the  
Past Year

## National Recognition

Forbes recently ranked Cape Coral among the best places to live in Florida, further underscoring its appeal as a professional and personal destination.

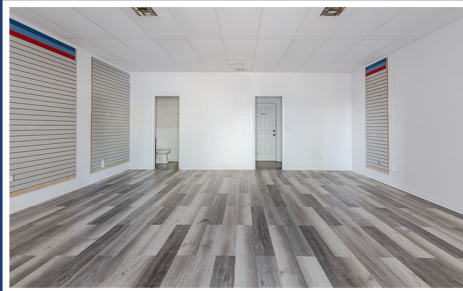
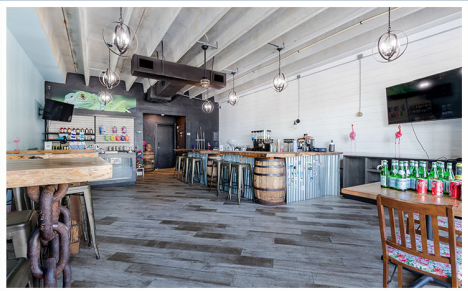
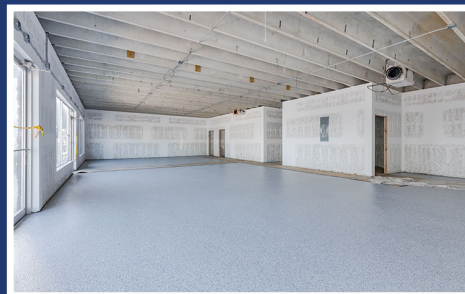
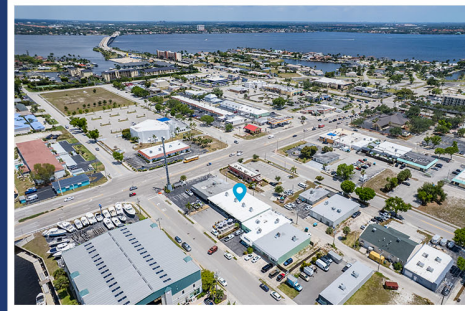
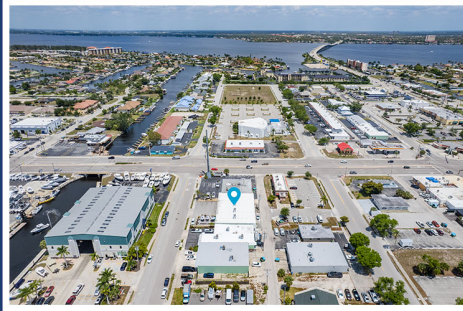


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# IMAGE GALLERY



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# FINANCIAL STATEMENT

Offering a leased building with solid tenants for sale at \$1,995,000. Provides immediate cash flow & appreciation with continued potential growth in the fast-growing downtown CRA district of Cape Coral. This building offers the potential for continual increases in NOI year over year. CAM cost of roughly \$6.5 covers all operating expenses. This property is in the CRA (Community Redevelopment Agency) of downtown Cape Coral, FL. The CRA offers various incentives, including grants and rebates, to encourage economic development and improve the quality of life in the designated redevelopment area. These incentives are designed to attract private investment, remove blight, and create a more livable and vibrant community.

UNIT	SF	RATE/SF	LEASED	CAM	LEASE
<b>UNIT A</b>					
Marine Supply	2650sf	\$20.00	3-yr. +3	\$6.50	10/24-10/27
<b>UNIT A STORAGE</b>					
Owner	1490sf	\$14.00	3-yr. +3	\$6.50	02/23-02/26
<b>UNIT B</b>					
WTFKave & CBD	1180sf	\$30.00	3-yr.+3.	\$6.50	02/25-01/28
<b>UNIT C</b>					
Marine Supply SHORT TERM	1180sf	\$24.00	5 mo.	\$6.50	05/25-10/25

## ALL LEASES HAVE A 3.5% YEARLY INCREASE

Operating Costs	\$44,512.19	Current GOI	\$179,830.00
Yearly Debit Service	\$99,750.00	Current NOI	\$137,580.00
TOTAL	\$144,262.19	Levered Cashflow	\$35,568.00

## TOTAL POTENTIAL AFTER 1 YR INCREASE OR 3.5%

GOI	\$184,645.00
NOI	\$142,395.00
LEVERED CASHFLOW	\$40,383.00

SALE PRICE	\$1,995,000.00	CAP RATE 6.90%
MEDIAN CAPE CORAL	\$2,293,000.00	CAP RATE 6.00%
POTENTIAL VALUE AFTER 1 YR.	\$2,034,219.00	CAP RATE 7.00%



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## DEMOGRAPHICS

### Demographics

Population  
Households  
Median Age  
Median HH Income  
Daytime Employees  
Population Growth '24 - '29  
Household Growth '24 - '29

### 1 Mile

8,182  
4,282  
58.20  
\$53,068  
7,692  
20.06%  
19.69%

### 2 Mile

62,671  
29,481  
56.10  
\$62,598  
19,789  
18.79%  
18.47%

### Vacancy Rates

Subject Property  
Submarket 1-3 Star  
Market Overall

### Current

100%  
2.4%  
3.2%

### YOY Change

30.1%  
0.7%  
0.3%

### Market Asking Rent Per Area

Subject Property  
Submarket 1-3 Star  
Market Overall

\$24.00/SF  
\$21.67/SF  
\$22.50/SF

6.8%  
3.1%  
3.2%

### Submarket Leasing Activity

12 Mo. Leased  
Months on Market

242,323/SF  
5.9

29.2%  
1.4 MO

### Submarket Sales Activity

12 Mo. Sales Volume  
Market Sale Price Per Area

### CURRENT

\$64.58M  
\$242/SF

### PREV YEAR

\$58.86M  
\$233/SF



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