

# HARD CORNER COMMERCIAL LOT

## 3 FRONTAGES



### FOR SALE

1 NICHOLAS PARKWAY W, CAPE CORAL, FL 33991



- PRICE:** \$400,000 @ \$15.24 PSF
- SIZE:** 250' (Santa Barbara Boulevard) x 105' (Nicholas Parkway & SW 10th Terrace) = 26,250± SF (0.6± Acres) with the possibility of expanding the project by purchasing adjacent lot/lots
- LOCATION:** At the NW corner of Nicholas Parkway W and Santa Barbara Boulevard
- RE TAXES:** \$3,433.39 (2018)
- ZONING:** P1 - Professional (City of Cape Coral) Allows Professional Offices, Animal Clinic, and potential Day Care Center
- PARCEL ID:** 23-44-23-C2-01963.0340 & 23-44-23-C2-01963.0360

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Prime location at the NW corner of Nicholas Parkway W and Santa Barbara Boulevard, this P-1 zoned, two lot assemblage is a developers dream. The property is situated at the hard corner of the signalized intersection, with 250' frontage on Santa Barbara Boulevard, 105' on Nicholas Parkway and 105' SW 10th Terrace. There is currently an 1,864± SF house at the corner lot.

### CONTACT

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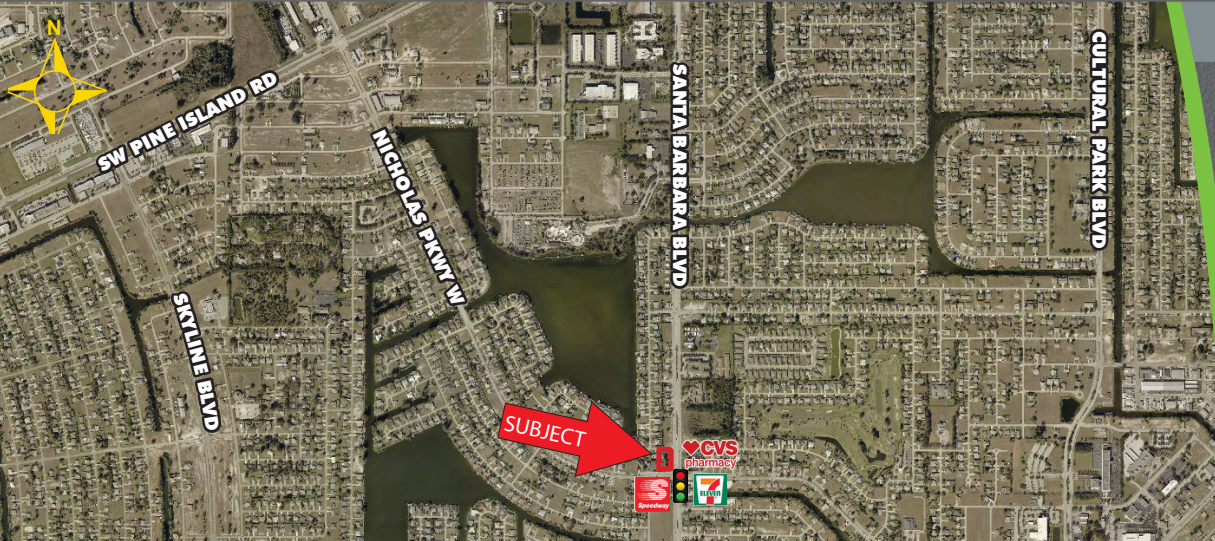


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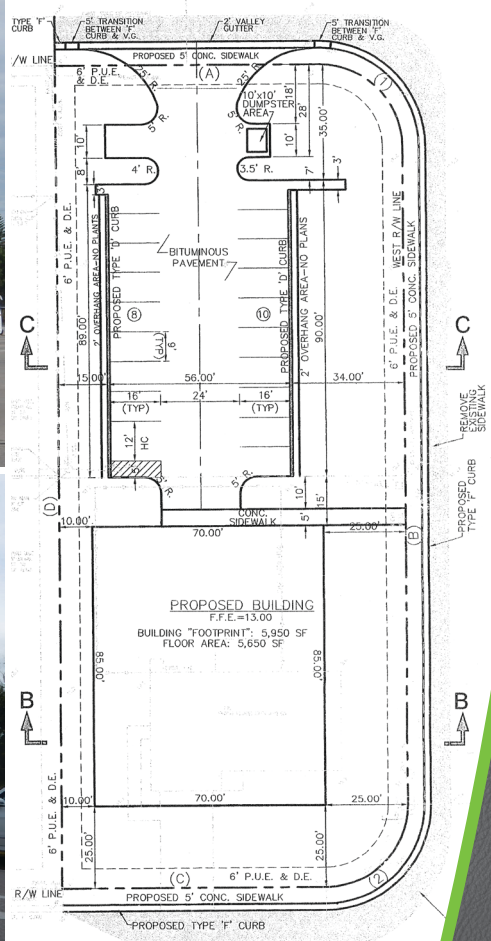
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## HIGHLIGHTS

- Signalized intersection of Nicholas Parkway and Santa Barbara Boulevard
- 250' (Santa Barbara Boulevard) x 105' (Nicholas Parkway W & SW 10th Terrace)
- 26,250± SF (0.60± Acres)
- P-1 Zoning (City of Cape Coral)
- Offering includes an 1,864± SF house
- A conceptual site plan for a 5,950± SF office building is available
- Possibility of expanding the project by purchasing the adjacent lot/lots



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2018 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	8,252	65,431	151,978
EST. HOUSEHOLDS	3,250	24,719	58,917
EST. AVERAGE HOUSEHOLD INCOME	\$66,384	\$64,355	\$68,859
TRAFFIC COUNTS (2017)	11,100 AADT (Nicholas Parkway) 22,000 AADT (Santa Barbara Boulevard)		

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