FOR SALE - Vacant Land Parcel

1606 Santa Barbara Blvd.
Cape Coral, FL 33991

OFFERING SUMMARY

Sale Price: $350,000
Lot Size: 27,707 SF
Price / SF: $12.63
Zoning: CCC

PROPERTY OVERVIEW

Located on the corner of Santa Barbara Blvd. and Trafalgar Pkwy. Can be combined with the 2 southerly lots, which total 43,200 SF for an additional $375,000.

PROPERTY HIGHLIGHTS

• Water and sewer zoned commercial
• The average traffic count is 29,260 per day
• Located near a few parks and local schools

DEMOGRAPHICS

<table>
<thead>
<tr>
<th></th>
<th>1 MILE</th>
<th>3 MILES</th>
<th>5 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Households</td>
<td>2,982</td>
<td>22,226</td>
<td>49,880</td>
</tr>
<tr>
<td>Total Population</td>
<td>8,606</td>
<td>60,787</td>
<td>130,638</td>
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<tr>
<td>Average HH Income</td>
<td>$62,680</td>
<td>$60,248</td>
<td>$61,035</td>
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Robert O'Connor
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bob.oconnor@svn.com

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