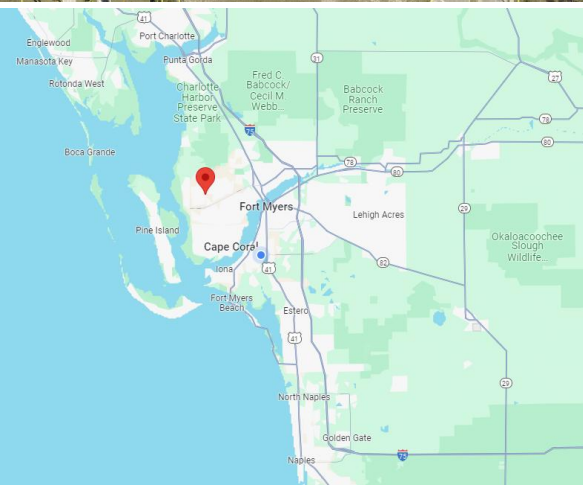




FOR SALE – Commercial Corner

1601 Tropicana Pkwy W., Cape Coral, FL 33993

Price: \$815,000 (\$10.51/PSF)

Size: 1.78± acres

Zoning: C-1

Future Land Use: CP – Commercial Professional

Strap #: 04-44-23-C3-03793.0320|.0340

04-44-23-C3-03793.0300|.0270|.0250

Addresses included in the sale:

1601, 1607 Tropicana Pkwy W.

1600, 1606, 1610 NW 8th Ter



Property Description:

- Located at the corner of Tropicana Pkwy W. and Chiquita Blvd N.
- Nearby businesses/schools: 7-11, Dollar General, Farmer Joe's, Publix, Mariner High School, Mariner Middle School, NW Regional Library, NW Softball Complex
- Coming Soon to the area: Siesta Lakes Apartments, Embers Lake Estates, Escondido Estates, Chiquita Falls, Cape Coral Town Center



Michael J. Frye, CCIM|CEO
Hall of Fame, Lifetime Achievement
(239) 281-0441
mfrye@ccim.net



Hal Arkin
Hall of Fame
(239) 910-5363
h.arkin@yahoo.com



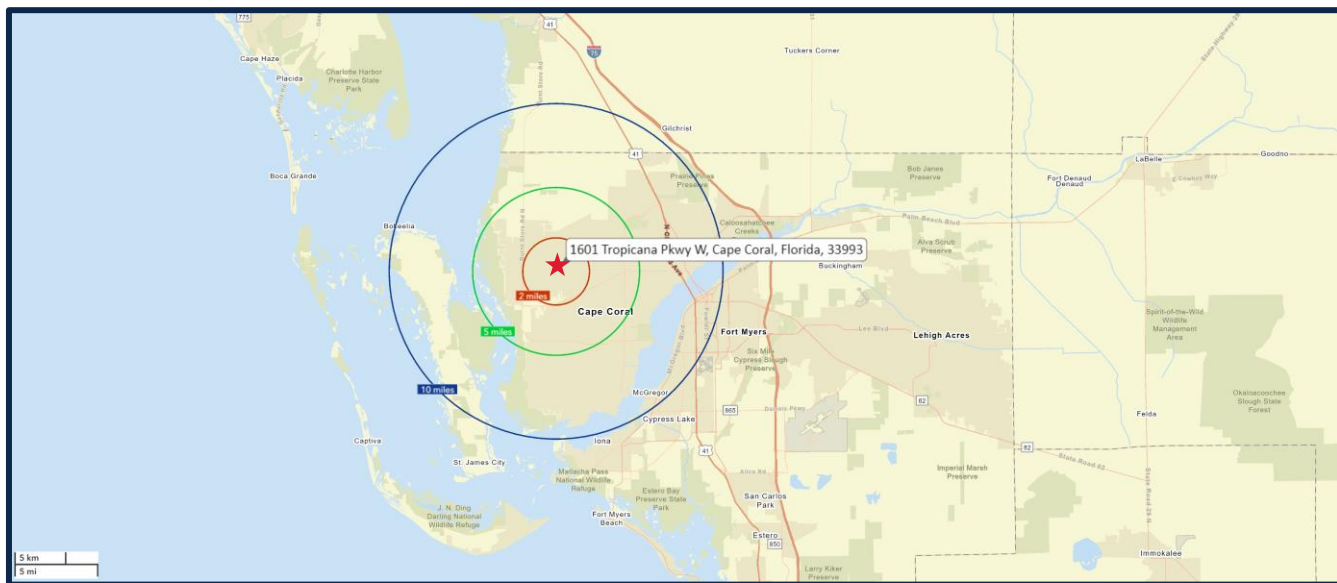
Michael J. Frye, CCIM|CEO
(239) 281-0441



Hal Arkin
(239) 910-5363

For Sale – 1.78 Acres
1601 Tropicana Pkwy W.

DEMOGRAPHICS			
1601 Tropicana Pkwy W., Cape Coral, FL			
	2 Miles	5 Miles	10 Miles
Total Population	24,236	120,328	329,192
Median Age	37.8	41.5	48.9
Total Households	7,881	42,917	137,267
Traffic Count	14,400 (Chiquita Blvd N) 5,200 (Tropicana Pkwy W)		



7910 Summerlin Lakes Dr., Fort Myers, FL 33907 | O: (239) 489-0444 | ftmyerscommercial.com | michaeljfrye.com

RE/MAX Realty Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

This property presentation is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawals without notice.



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For Sale – 1.78 Acres
1601 Tropicana Pkwy W.

LEGAL DESCRIPTION:
LOTS 25-33, INCLUSIVE, BLOCK 3793,
CAPE CORAL, UNIT 52, ACCORDING
TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 19, PAGES
48-68, INCLUSIVE, OF THE PUBLIC
RECORDS OF LEE COUNTY,
FLORIDA.

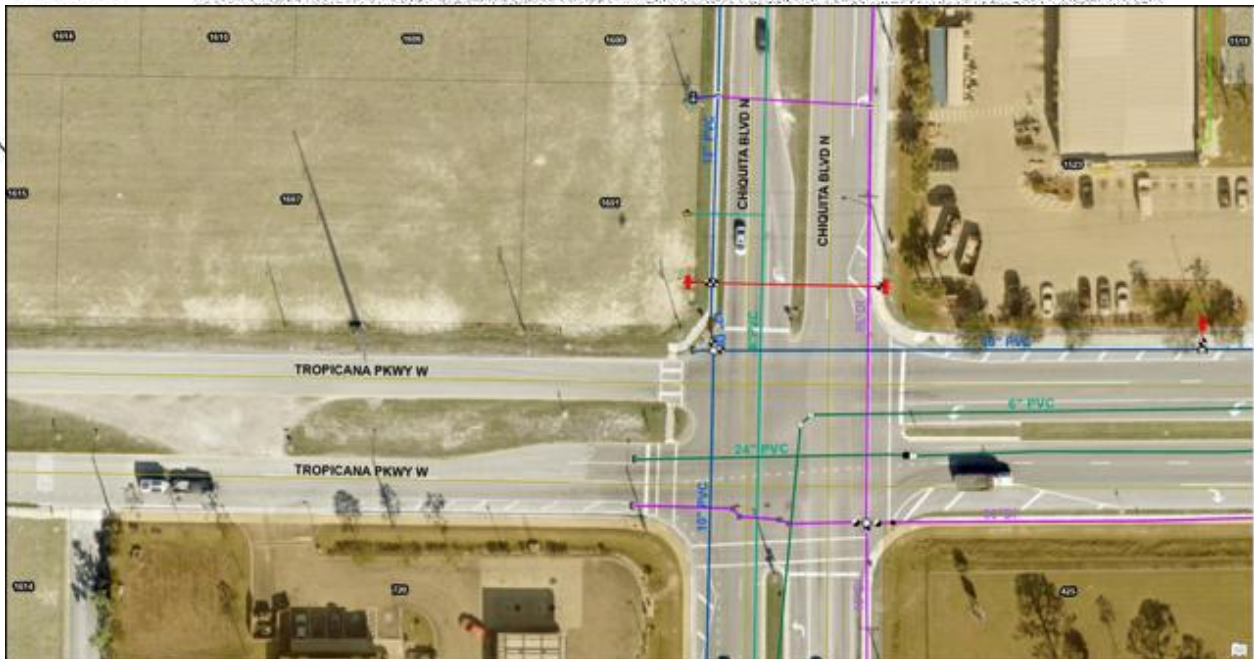
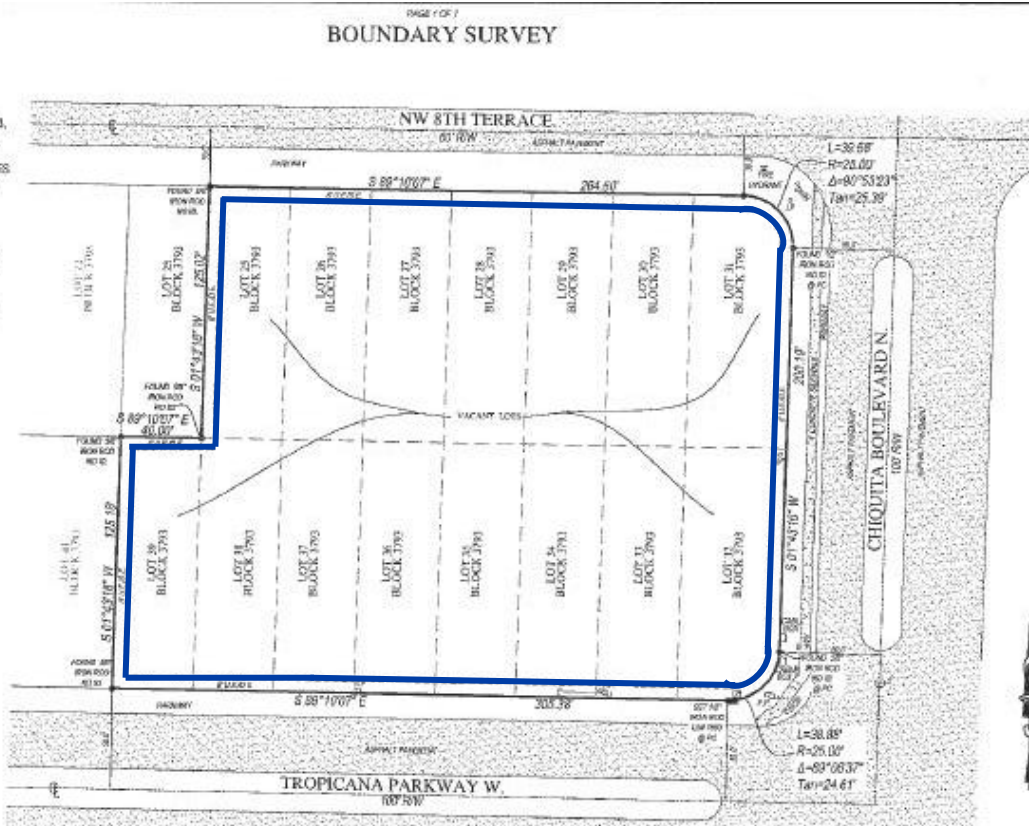
CERTIFIED TO:
LYNN FRANKLIN LLC, OMEGA LAND
TITLE, LLC, OLD REPUBLIC
NATIONAL TITLE INSURANCE
COMPANY, MARVI LLC AND EJUNA
NOEM SIVORI, ITS SUCCESSORS
AND/OR ASSIGNS.

COMMUNITY NUMBER: 125895
PARCEL: 0245 SUFFIX: F
FLOOD ZONE: X
FIELD WORK: 10-10-2019

PROPERTY ADDRESS:
1601/1607 TROPICANA PKWY W
160X1605/1608 NW 8TH TER
CAPE CORAL, FL 33903

SURVEY NUMBER: 369168

CLIENT FILE NUMBER: 19-0916KT



TARGET SURVEYING, LLC

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