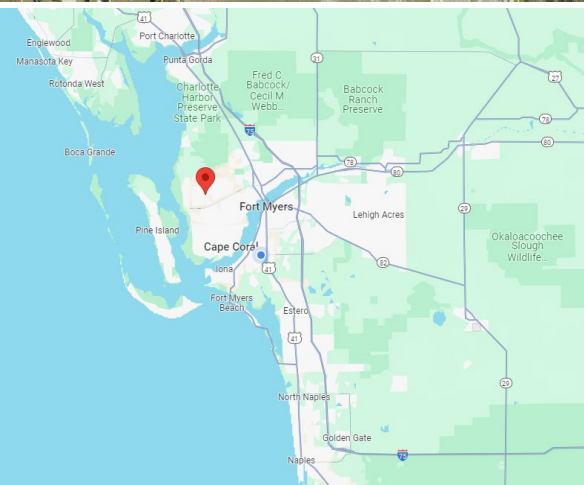




FOR SALE – Commercial Corner

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



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Hal Arkin
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For Sale – 1.78 Acres
1601 Tropicana Pkwy W.



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DEMOGRAPHICS (2024)

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

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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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