



FOR SALE - Commercial Corner Lot
Del Prado Blvd. N & De Navarra Pkwy.
Cape Coral, FL 33909

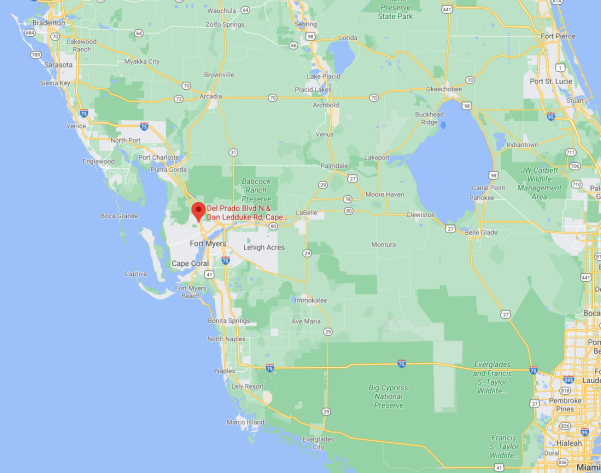
PRICE: \$1,692,300 | \$15.00/PSF

SIZE: 2.59± Acres

ZONING: Commercial

STRAP #'s: 21-43-24-C2-00953.0C60

UTILITIES: Water & Sewer - **PAID IN FULL**



- This property is located at the gateway entrance to Cape Coral, FL known as 'Entrada'.
- Corner property on Del Prado Blvd. with 3 road frontages, located just West of US 41.
- The site has been approved for development. New large residential communities and developments are being built (over 3,000 units).
- Excellent opportunities for a bank, medical offices, professional offices, etc.
- PHASE I Environmental Study has been done and WETLAND Study has been completed with excellent reports and no issues.



MICHAEL J. FRYE, CCIM|CEO
Hall of Fame, Lifetime Achievement



Direct: (239) 281-0441
mfrye@ccim.net



RE/MAX REALTY GROUP
7910 Summerlin Lakes Dr.
Fort Myers, FL 33907



HAL ARKIN
Hall of Fame

Direct: (239) 910-5363
harold.arkin@remax.net



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DEMOGRAPHICS			
Del Prado Blvd. N and De Navarra Pkwy.			
	2 MILES	5 MILES	10 MILES
TOTAL POPULATION	20,088	87,978	307,405
TOTAL HOUSEHOLDS	9,764	37,801	122,118
MEDIAN AGES	64	52	44
AADT	30,000 (Del Prado Blvd)	36,000 (N. Tamiami Trl)	
CAPE CORAL POPULATION	234,132 (2024)		



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Water and Sewer Layout



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