

FOR SALE – INVESTMENT PROPERTY
100% LEASED

2107/2119 Santa Barbara Blvd.
Cape Coral, FL 33991

Price: \$4,350,000

Cap Rate: 5%

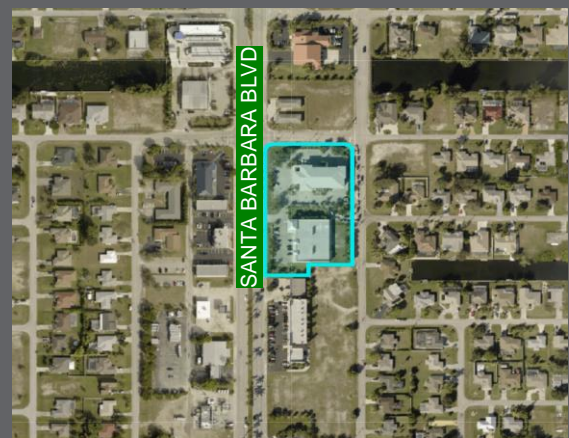
Total Building Size: 34,843± SF

Year Built: 2013

Zoning: C1 - Commercial

Strap #: 25-44-23-C4-00930.0010

Location: Between Veterans Pkwy. & Trafalgar Pkwy.



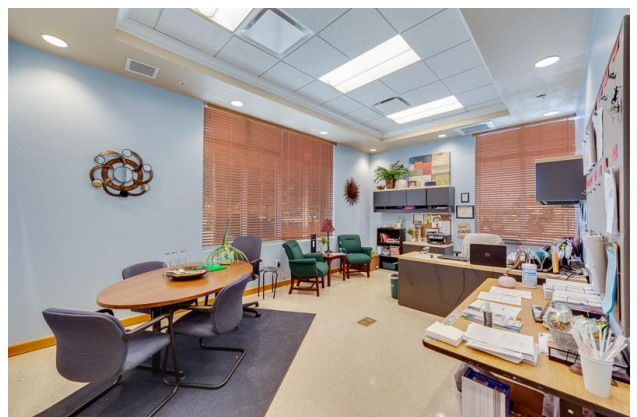
Property Description:

- **Current tenant is Heritage Charter Academy -**
Recently renewed 5-year lease (NNN)
- No Real Estate Taxes
- **South Building (15,376± SF)** – 9 classrooms, teachers lounge, cafeteria, 2 gyms, electrical room, front reception, janitorial
- **North Building (19,467± SF)** – 9 classrooms, lobby, computer lab, Admin offices, copy room



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2107 Santa Barbara Blvd.

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DEMOGRAPHICS (2021)

2107-2119 Santa Barbara Blvd., Cape Coral, FL

	2 Miles	5 Miles	10 Miles
Total Population	37,413	164,208	420,066
Median Age	44.7	46.7	49
Total Households	14,523	66,079	178,998
Traffic Count	23,500 (2020)		



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