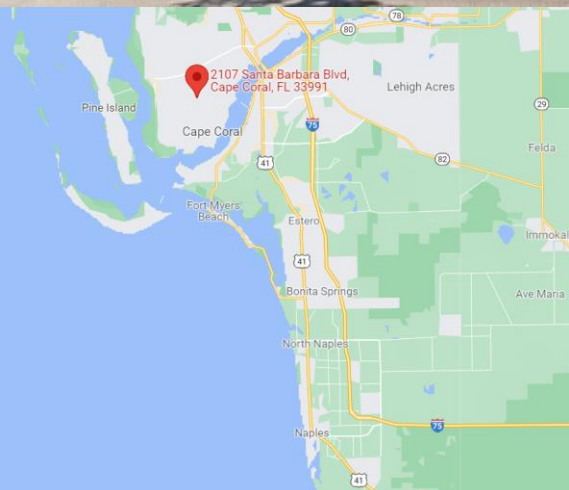


**FOR SALE – INVESTMENT PROPERTY**
100% LEASED**2107/2119 Santa Barbara Blvd.**
Cape Coral, FL 33991**PRICE REDUCED: \$3,950,000****Cap Rate: 5.8%****Total Building Size: 34,843± SF****Year Built: 2013****Zoning: C1 - Commercial****Strap #: 25-44-23-C4-00930.0010****Location: Between Veterans Pkwy. & Trafalgar Pkwy.****Property Description:**

- **Current tenant is Heritage Charter Academy -** Recently renewed 5-year lease (NNN)
- Real Estate Tax Exemption
- **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

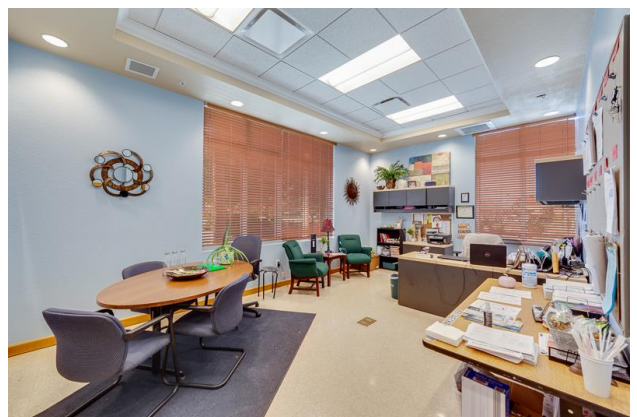


Michael J. Frye, CCIM|CEO
Hall of Fame, Lifetime Achievement
(239) 281-0441
mfrye@ccim.net



For Sale – 34,843± SF
2107 Santa Barbara Blvd.

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(239) 281-0441



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For Sale – 34,843± SF
2107 Santa Barbara Blvd.

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



DEMOGRAPHICS (2022)

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

	2 Miles	5 Miles	10 Miles
Total Population	28,677	170,265	437,557
Median Age	44.8	46.8	49
Total Households	15,012	68,429	185,731
Traffic Count	23,500 (2020)		



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