



**FOR SALE – INVESTMENT PROPERTY**  
**100% LEASED**  
**2107/2119 Santa Barbara Blvd.**  
**Cape Coral, FL 33991**

**PRICE REDUCED: \$3,870,000**

**Cap Rate: 5.8%**

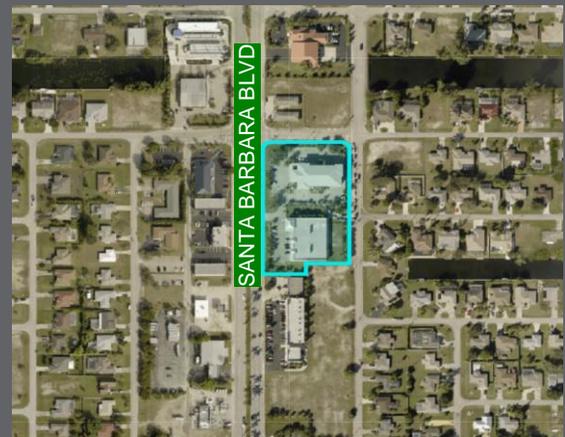
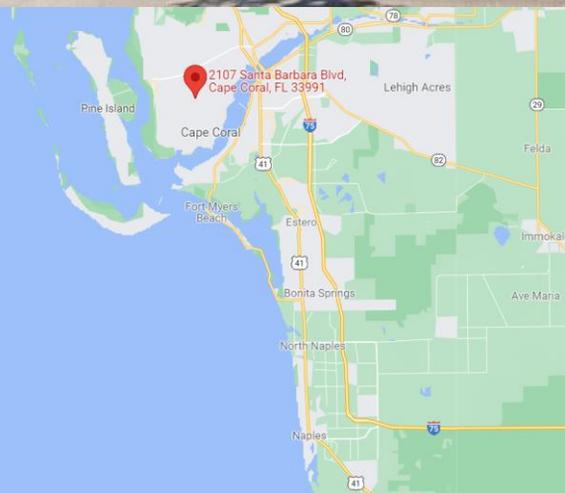
**Total Building Size: 34,843± SF**

**Year Built: 2013**

**Zoning: C1 - Commercial**

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

**Location: Between Veterans Pkwy. & Trafalgar Pkwy.**



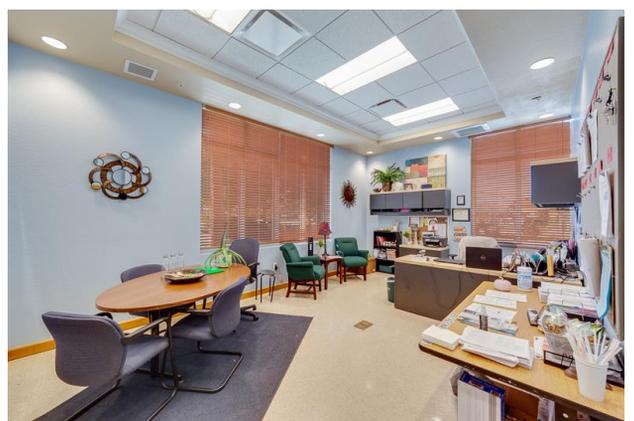
**Property Description:**

- **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



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**DEMOGRAPHICS (2022)**

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

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



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