

FOR SALE – 2.46± Acres SIGNALIZED COMMERCIAL CORNER 1525 Skyline Blvd., Cape Coral, FL 33991

Price: \$1,195,000 (\$11.15/PSF)

Zoning: Commercial – Wide variety of uses

Future Land Use: Commercial Professional

Strap #: 23-44-23-C4-01000.0010



Property Description:

- Midway between Pine Island Rd. and Veterans Memorial Pkwy.
- SIGNALIZED Commercial Corner
- Utilities to the site
- Nearby businesses – Many restaurants, schools, parks/softball fields & retail – Publix, Dunkin Donuts, 7-11, BMX Sports Complex



Michael J. Frye, CCIM|CEO
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REMAX Realty Group
7910 Summerlin Lakes Dr
Fort Myers, FL 33907
(239) 489-0444
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DEMOGRAPHICS (2024)

1525 Skyline Blvd., Cape Coral, FL 33991

	2 Miles	5 Miles	10 Miles
Total Population	32,460	176,995	414,729
Median Age	42	45	49
Total Households	11,770	68,807	176,616

THIS INSTRUMENT PREPARED BY
HARRIS-JORGENSEN, LLC
PHILIP W. HARRIS, LICENSED
CERTIFICATE OF AUTHORIZATION No. 6921
3548 DEL PINO BLVD, SUITE 200
CAPE CORAL, FLORIDA 33904
(239) 837-8844

BLOCK 1912 REPLAT

A REPLAT OF LOTS 29 THROUGH 35 AND LOTS 90 THROUGH 107, BLOCK 3367, CAPE CORAL UNIT 65 AS RECORDED IN PLAT BOOK 21, PAGES 151 THROUGH 164 AND A PORTION OF THE VACATED ALLEY RECORDED IN OFFICIAL RECORDS BOOK 2256, PAGE 2895, ALL IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING IN SECTIONS 22 AND 23, TOWNSHIP 44 SOUTH, RANGE 23 EAST, CITY OF CAPE CORAL, LEE COUNTY, FLORIDA

INSTRUMENT NUMBER

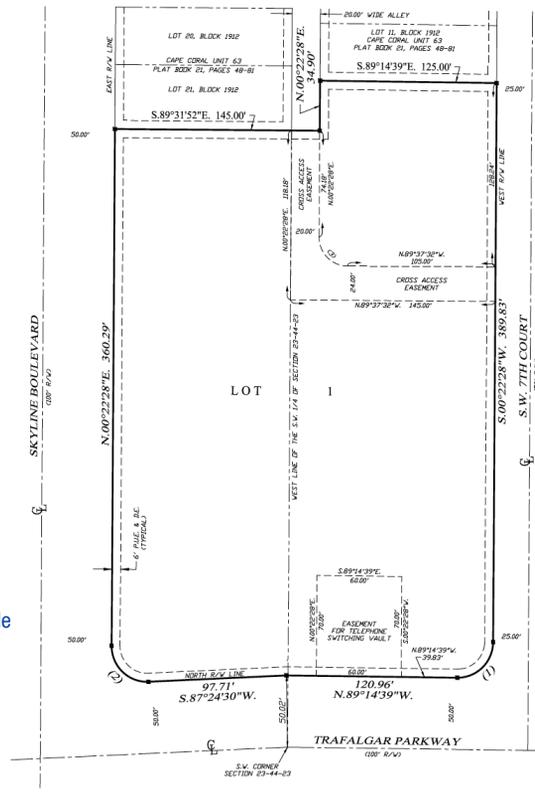
SHEET 2 OF 2



SURVEYOR'S NOTES:

- 1) DIMENSIONS SHOWN HEREIN ARE IN FEET AND DECIMALS THEREOF.
- 2) PARCEL CONTAINS 10796 SQUARE FEET OR 2.46 ACRES, MORE OR LESS.

- LEGEND:**
- PERMANENT REFERENCE MONUMENT (PRMO)
 - 1/2 INCH LINE NUMBER 2 BRON ROD WITH A 2 INCH PLASTIC CAP FROM LB NO. 6901
 - SET OF IRON LINE NUMBER 4 BRON ROD WITH PLASTIC CAP LB #6901
 - OFFICIAL RESURFER MARK
 - PAVE
 - POINT OF CURVATURE
 - POINT OF TANGENCY
 - POINT OF REVERSE CURVATURE
 - POINT OF CONTINUED CURVATURE
 - RIGHT-OF-WAY
 - DRAINAGE EASEMENT
 - PUBLIC UTILITY EASEMENT
 - NON-RADIAL CURVE NUMBER
 - NORTH
 - SOUTH
 - EAST
 - WEST
 - CENTERLINE



CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	25.00'	90°00'00"	39.44'	25.47'	S 43°32'05\"/>
2	25.00'	92°57'55"	40.56'	36.26'	N 46°06'31\"/>
3	20.00'	90°00'00"	31.42'	28.28'	N 44°37'32\"/>

Nearby Public Parks and Schools
 Challenger Elementary & Challenger Middle
 Patriot & Skyline Elementary Schools
 Trafalgar Elementary & Trafalgar Middle
 Cape Coral BMX Sports Complex and
 BMX Park Boat Ramp
 Cape Coral Sports Complex

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RE/MAX Realty Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

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