

0.92± ACRE COMMERCIAL SITE

320' ± FRONTAGE ON SKYLINE BLVD



FOR SALE

816 SKYLINE BOULEVARD, CAPE CORAL, FL 33991



- PRICE:** \$370,000 @ \$9.25 PSF or \$402,174/Acre
- SIZE:** 0.92± Acres (40,000± SF) – 320' x 125'
- LOCATION:** 0.5± miles south of Pine Island Road
- ZONING:** C - Commercial (City of Cape Coral) [Click here for zoning uses](#)
- LAND USE:** CP - Commercial Professional
- UTILITIES:** Water & Sewer (Buyer to assume balance of assessments, approx. \$18,594)
- FLOOD ZONE:** X [Click here for description](#)
- RE TAXES:** \$6,113.22 (2024)
- PARCEL ID:** 22-44-23-C2-04486.0010

CONTACT
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This 0.92± acre commercial site offers 320' of prime frontage along Skyline Boulevard, with 23,000 AADT for maximum visibility. Zoned C (Commercial), this property is ideally suited for a variety of developments, including retail, medical, office, or mixed-use projects. Strategically located ½ mile south of SW Pine Island Boulevard, this site offers excellent accessibility and convenience, with proximity to major businesses such as Farmer Joe's, Publix, Carrabba's, Bonefish Grill, USPS, self-storage facilities, fitness centers, gas stations, and multiple restaurants.

12140 Carissa Commerce Ct, Suite 102
Fort Myers, FL 33966
1100 Fifth Ave. S, Suite 404
Naples, FL 34102

The information contained herein was obtained from sources believed reliable. CRE Consultants makes no guarantees, warranties or representations as to the completeness or accuracy thereof, and is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

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HIGHLIGHTS

- 320' ± frontage on Skyline Blvd, ½ mile south of SW Pine Island Blvd
- Zoned C (Commercial)
- Near Publix, Farmer Joe's, USPS, and restaurants
- Convenient access to major thoroughfares
Ideal for retail, office, or medical use



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2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	8,212	70,951	172,183
EST. HOUSEHOLDS	3,127	26,267	66,278
EST. MEDIAN HOUSEHOLD INCOME	\$77,704	\$77,064	\$76,603
TRAFFIC COUNTS (2023)	23,000 AADT		

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