

**FOR SALE OR FOR LEASE**

# PINE ISLAND ROAD OUTPARCELS

2494 & 2524 Liberty Park Drive | NEC of Pine Island Rd and Northeast 24th Ave.

CAPE CORAL | FLORIDA

**LOT 4 | ± 1.28 AC FOR SALE OR ± 4,950 SF B.T.S**

**LOT 3 | ± 2,310 SF FOR LEASE**



## SPACE DETAILS

### LOT 3 | FOR LEASE

- Suite A - Foxtail Coffee Co.
- Suite B - America's Best Contacts & Eyeglasses
- Suite C - ±2,310 SF End-cap with outdoor seating

### LOT 4 | FOR SALE OR B.T.S

*Pad site, suites can be any size*

- Suite D - ±1,650 SF
- Suite E - ±1,650 SF
- Suite F - ±1,650 SF
- Car wash prohibited

### COMMENTS

- The building is highly visible from Pine Island Road
- 36,500 (+/-) Pine Island Road AADT
- 3,600 (+/-) NE 24th Avenue AADT
- Ideal location for QSR, Daycare, Auto, and Medical (excluding Car Wash & Cannabis)
- Adjacent to 320 luxury apartments
- Outdoor seating available
- Plenty of on-site parking



# SITEPLAN



**LOT 3**

**LOT 4 - ±1.28 AC FOR SALE OR ±4,950 SF B.T.S  
(PAD SITE, SUITES CAN BE ANY SIZE)**

**AMERICA'S BEST**  
CONTACTS & EYEGLASSES

*Foxtail*  
COFFEE CO.

**F, 2,310 SF**

A B C

DRIVE-THRU

**D, 1,650 SF**

**E, 1,650 SF**

# RETAIL AREA MAP

## POPULATION

|         |         |
|---------|---------|
| 1 mile  | 4,056   |
| 3 miles | 55,973  |
| 5 miles | 138,518 |

## TOTAL HOUSEHOLDS

|         |        |
|---------|--------|
| 1 mile  | 1,755  |
| 3 miles | 23,743 |
| 5 miles | 58,223 |

## AVG. HOUSEHOLD INCOME

|         |          |
|---------|----------|
| 1 mile  | \$72,799 |
| 3 miles | \$76,925 |
| 5 miles | \$79,400 |

## DAYTIME POPULATION

|         |         |
|---------|---------|
| 1 mile  | 4,586   |
| 3 miles | 50,828  |
| 5 miles | 133,838 |

## BUSINESSES

|         |       |
|---------|-------|
| 1 mile  | 218   |
| 3 miles | 2,582 |
| 5 miles | 6,606 |

