END-CAP RETAIL SPACE & BUILD-TO-SUIT PAD W/ DRIVE-THRU

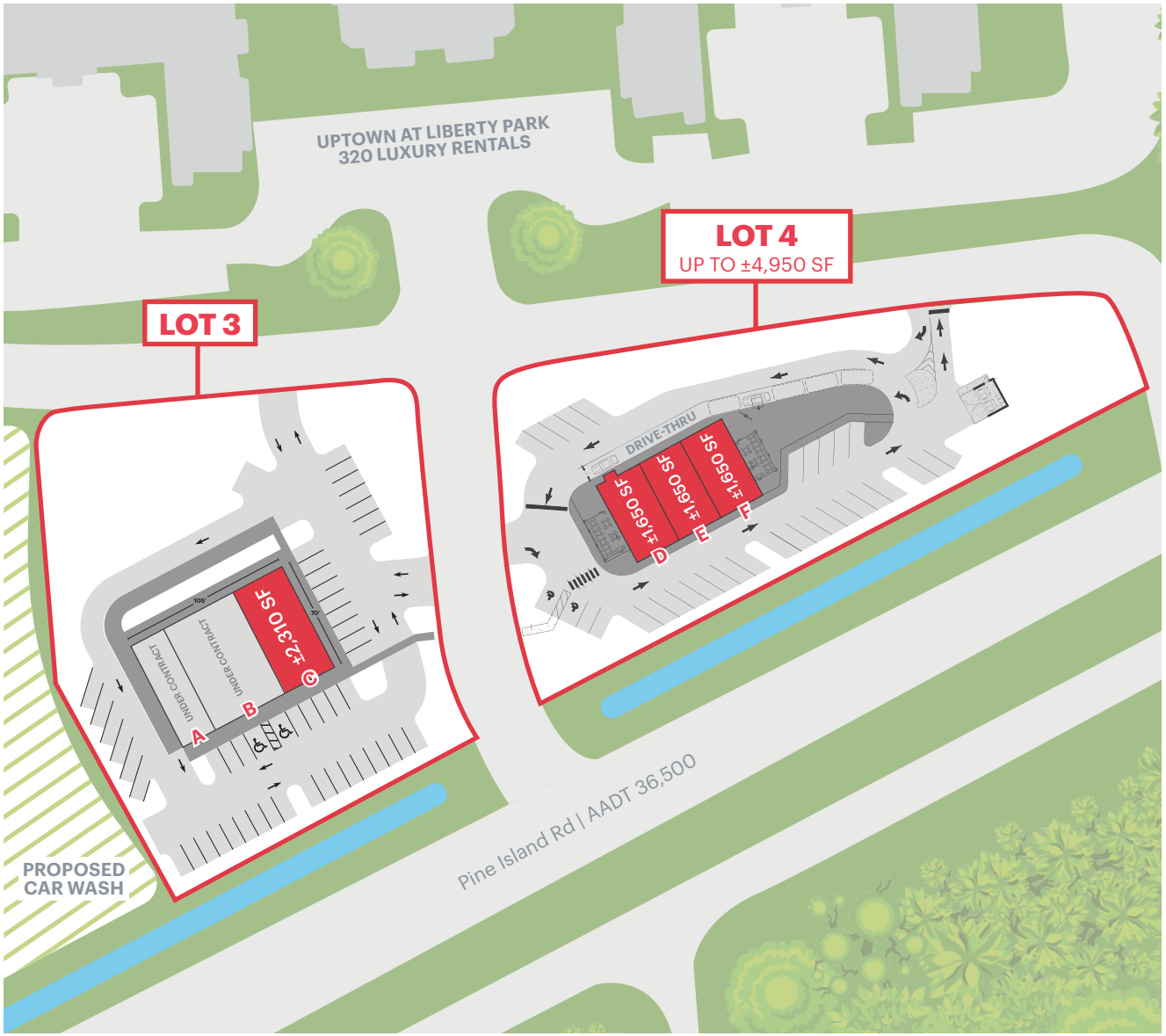
PINE ISLAND ROAD OUTPARCELS

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

CAPE CORAL | FLORIDA

±2,310 SF & ±4,950 SF

End-cap with outdoor seating & build-to-suit pad



SPACE DETAILS

LOT 3 | 2494 LIBERTY PARK DRIVE

- Suite A - *Under Contract*
- Suite B - *Under Contract*
- Suite C - ±2,310 SF End-cap with outdoor seating

LOT 4 | 2545 LIBERTY PARK DRIVE

Spaces combinable up to ±4,950 SF

- Suite D - ±1,650 SF w/ Drive-thru
- Suite E - ±1,650 SF
- Suite F - ±1,650 SF

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

RIPCO REAL ESTATE

KRIS KRAL
kkral@ripcofl.com • 813.320.0048

CORINNA GATTASSO
cg@ripcofl.com • 813.607.5291

4211 West Boy Scout Blvd. Suite 690 Tampa, FL 33607 • 813.320.0050 • ripcofl.com

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RETAIL AREA MAP

POPULATION		TOTAL HOUSEHOLDS		AVG. HOUSEHOLD INCOME		DAYTIME POPULATION		BUSINESSES	
1 mile	4,056	1 mile	1,755	1 mile	$72,799	1 mile	4,586	1 mile	218
3 miles	55,973	3 miles	23,743	3 miles	$76,925	3 miles	50,828	3 miles	2,582
5 miles	138,518	5 miles	58,223	5 miles	$79,400	5 miles	133,838	5 miles	6,606

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