

# FOR SALE



Sinclair Real Estate, Inc.

6840 Dabney Street, Fort Myers FL 33966

www.SinclairRealEstate.com

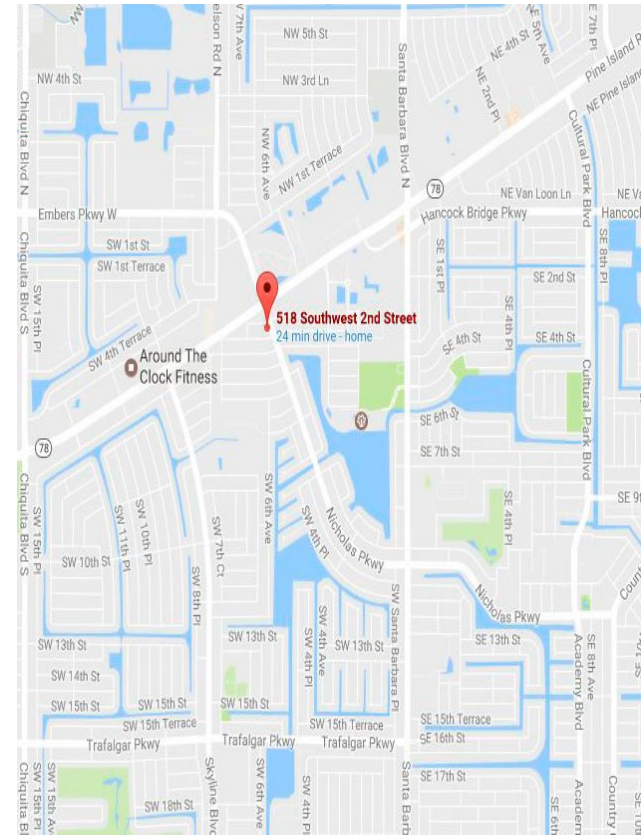
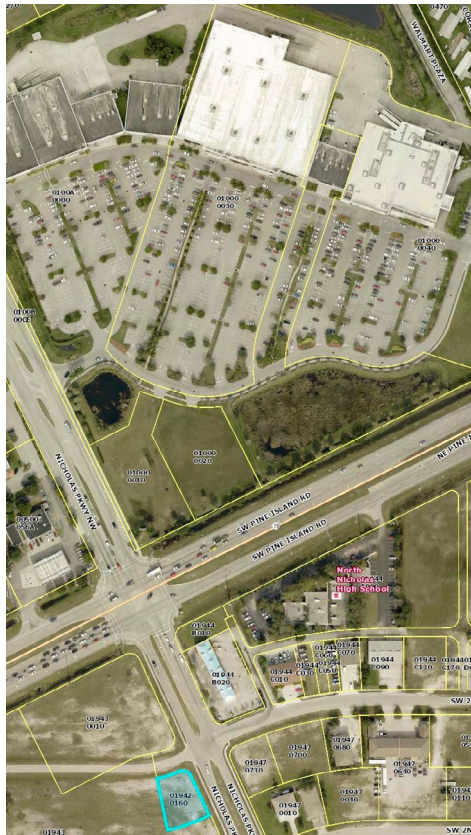
## Prime Commercial Outparcel - Across From Wal-Mart, Gas Station & Fox Corner of Nicholas Parkway and Pine Island Road

www.PrimeOutparcel.com

For more information, contact

**Dan Sinclair**

RealEstate@DanSinclair.com  
www.SinclairRealEstate.com  
www.DanSinclair.com  
(239) 634-7877  
Broker owned property  
J. Daniel Sinclair,  
Licensed Real Estate Broker



### PRICE

**\$13 psf** Approximately 11,250 sq ft

### LOCATION

518 SW 2nd Street, Cape Coral, FL 33991

Strap #: 14-44-23-C1-01942.0160

Frontage is ON Nicholas Parkway

Property is a few feet from Pine Island Road

Surrounding larger property closed at \$15.50 psf on 11/23/2016

### DETAILS

Traffic Counts

- Pine Island Road: 35,000 AADT

- Nicholas Parkway: 11,000 AADT

Corridor - Most flexible of the commercial friendly Pine Island Corridor Zoning. Allows for car dealers, and most commercial uses.

Fastest growing section of the fastest growing area of the country. The Pine Island Road Corridor is rapidly becoming the center of Cape Coral and the heart of its commercial district.

www.PrimeOutparcel.com for photos, links to videos, etc.  
Catalyst # 30144752 Loopnet # 20422973

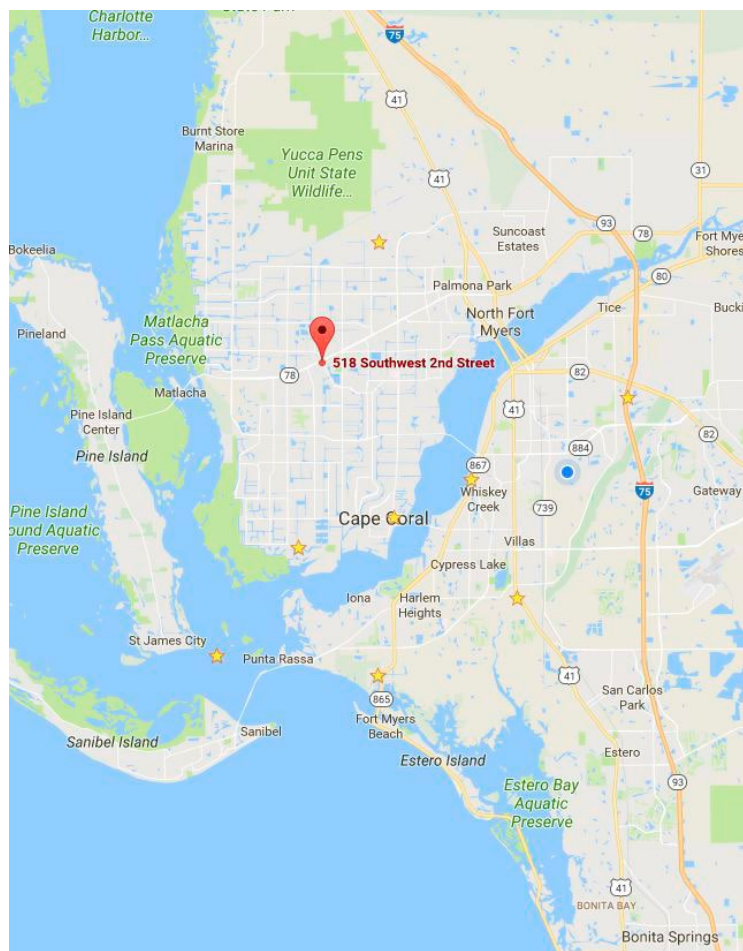
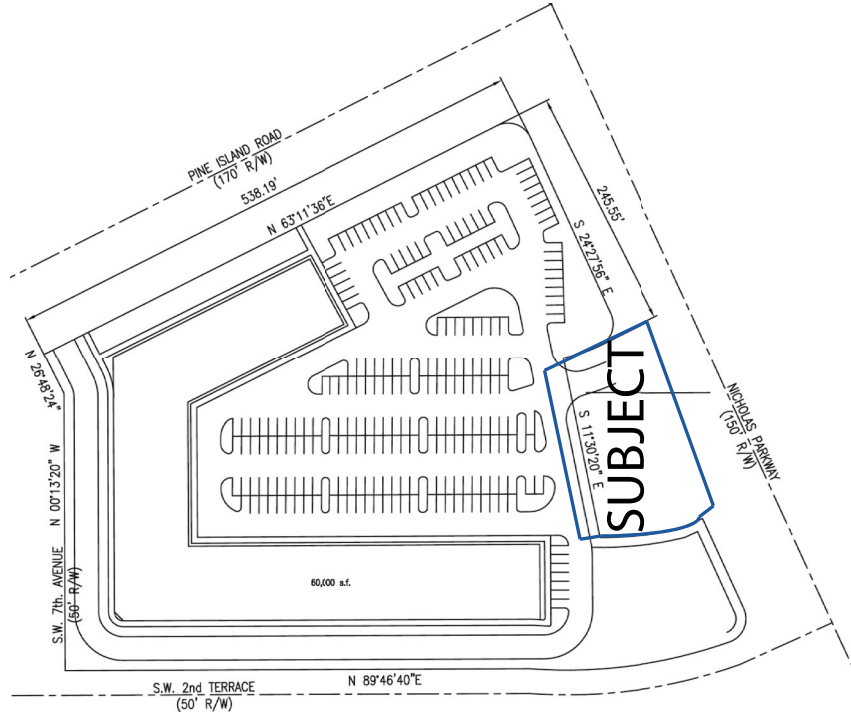
# FOR SALE

Sinclair Real Estate, Inc.

6840 Dabney Street, Fort Myers FL 33966

www.SinclairRealEstate.com

Prime Commercial Outparcel - Across From Wal-Mart, Gas Station & Fox  
Corner of Nicholas Parkway and Pine Island Road [www.PrimeOutparcel.com](http://www.PrimeOutparcel.com)



For more information, contact

**Dan Sinclair**  
RealEstate@DanSinclair.com  
www.SinclairRealEstate.com  
www.DanSinclair.com  
(239) 634-7877  
Broker owned property  
J. Daniel Sinclair,  
Licensed Real Estate Broker