



# BUILD-TO-SUIT/GROUND LEASE

+/-1.78 ACRES

## NWC TROPICANA PKWY & CHIQUITA BLVD, CAPE CORAL, FL

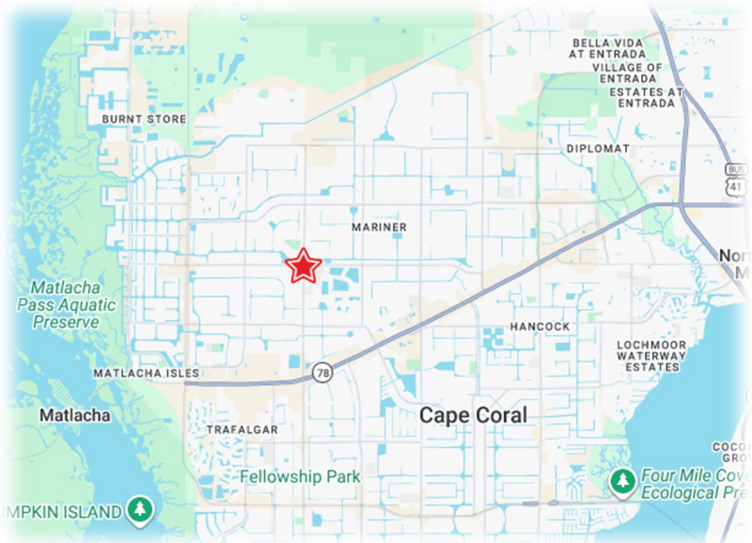


### Property Highlights

- ◆ Parcel is 1.78 acres on NWC, can be divided
- ◆ Located on densely populated east/west corridor
- ◆ Trade area with need for additional retailers
- ◆ Traffic Counts over 28K cars per day
- ◆ Mariner High with 1900 students on SEC
- ◆ Future traffic light to be installed by city
- ◆ Excellent demographics in Lee County

	1 Mile	2 Miles	3 Miles
Population	7,110	29,299	60,859
Average HH Income:	\$107,355	\$107,146	\$108,719
Daytime Population:	929	3,995	9,519

### Nearby Retailers



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