

# 1128-1206 S DEL PRADO BLVD

## Cape Coral, FL



**CUSHMAN &  
WAKEFIELD**

COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA



## Land for Sale

# \$1,023,230

### Property Highlights

- Property benefits from C - commercial zoning, approved for many uses.
- Prime location with excellent visibility and high traffic counts (AADT : 46,500)
- Land is cleared and has utilities available to site
- $\pm 240'$  frontage on S Del Prado
- Surrounded by high population and residential homes

### STRAP NUMBERS

19-44-24-C2-00783.0050  
19-44-24-C2-00783.0030  
19-44-24-C2-00783.0490  
19-44-24-C2-00783.0510  
19-44-24-C2-00783.0530

### PROPERTY TYPE

Vacant Commercial Land

### LAND AREA

$\pm 63,598$  SF / 1.46 AC

### ZONING

C - Commercial

### FUTURE LAND USE

CP - Commercial /  
Professional

### FRONTAGE

$\pm 240'$  on Del Prado Blvd

### SUBMARKET

Cape Coral

**GARY TASMAN**  
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Better never settles



# LOCATION



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## CENTRAL LOCATION:

LOCATED IN CAPE CORAL, THE PROPERTY BENEFITS FROM FOOT TRAFFIC FROM SURROUNDING BUSINESSES AS WELL AS QUICK ACCESS TO THE MIDPOINT BRIDGE FOR CLIENTS AND EMPLOYEES ALIKE.



## GROWING INFRASTRUCTURE:

CAPE CORAL IS EXPERIENCING A SIGNIFICANT EXPANSION TO SUPPORT ITS GROWING POPULATION. MULTIPLE EXCITING NEW DEVELOPMENTS ARE RISING WITHIN A FEW MILES OF THE PROPERTY, ENHANCING THE AREA'S APPEAL AND ACCESSIBILITY.



## THRIVING BUSINESS COMMUNITY:

CAPE CORAL FOSTERS A BUSINESS-FRIENDLY ENVIRONMENT, WITH INCENTIVES, NETWORKING OPPORTUNITIES, AND A SUPPORTIVE CHAMBER OF COMMERCE TO HELP BUSINESSES SUCCEED.



According to recent reports, Cape Coral is considered one of the best places to work in Florida in 2024, particularly for those looking to start small business establishments, due to its growing economy, favorable cost of living, and attractive lifestyle with a high self-employment rate; it was even ranked among the top cities nationally for small business establishment by CoworkingCafe.

- **Vibrant business environment:** Cape Coral has a thriving economy with a growing population, making it attractive for various businesses, especially in real estate, construction, and tourism.
- **Low cost of living:** Compared to other parts of Florida, Cape Coral offers a relatively lower cost of living, making it appealing for entrepreneurs and employees.
- **High self-employment rate:** The city boasts a high rate of self-employed individuals, indicating strong potential for new business ventures.
- **Family-friendly community:** Cape Coral is known for its family-oriented lifestyle, with good schools and recreational opportunities.
- **Recent rankings:** Cape Coral was recently listed as one of the best places to live in Florida by Forbes.

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