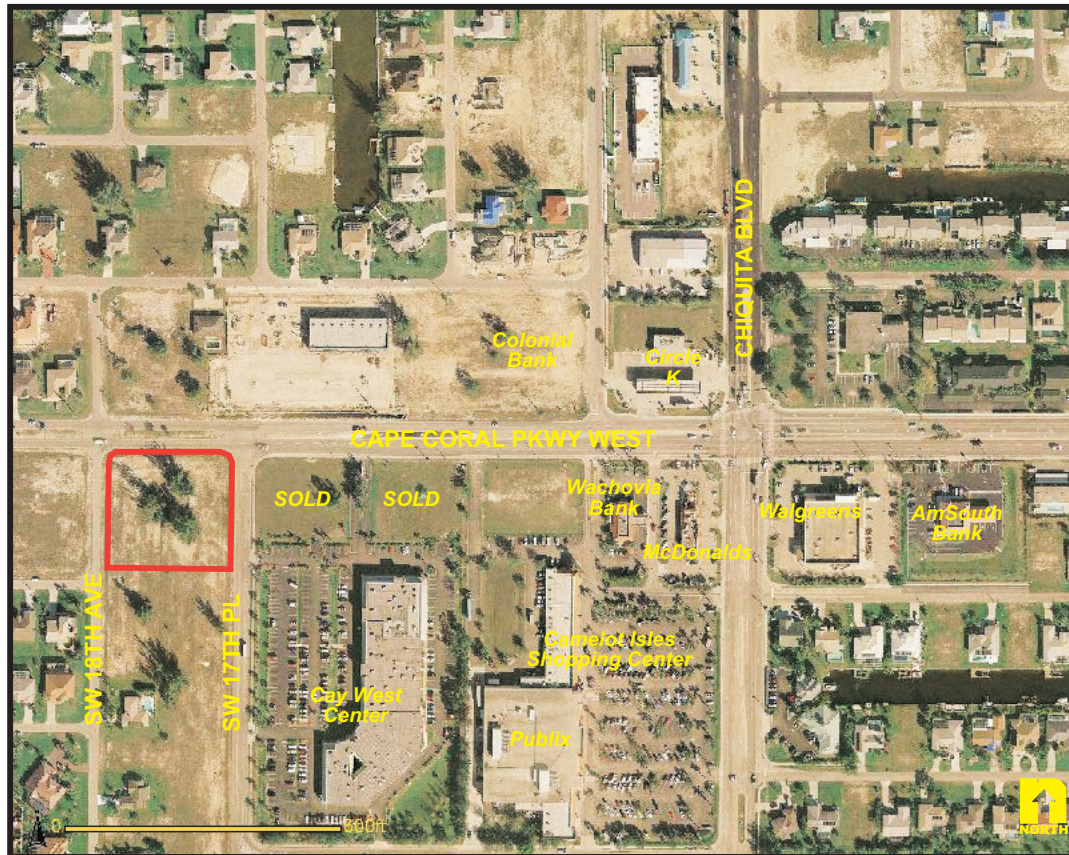


# D'Alessandro & Woodyard <sup>INC.</sup> 1.5± Acre Commercial Corner Cape Coral Parkway W

COMMERCIAL REALTORS®



**LOCATION:** 4809 SW 18th Avenue, Cape Coral, FL 33914

**STRAP #:** 16-45-23-C2-04635.0200

**ZONING:** Commercial

**SIZE:** 1.5± Acres (250' Frontage x 250' Depth)      **UTILITIES:** City Water & Sewer

**PRICE:** \$1,800,000.00      **TRAFFIC COUNTS:** 27,100 (AADT 2004)

**COMMENTS:** Prime commercial corner with three road frontages on Cape Coral Parkway West. Fully entitled with water & sewer in place. Excellent opportunity for retail and/or office. Strong growth area in Southwest Cape Coral supported by superior demographics.

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