



**LOCATION:** 1030 Commerce Creek Blvd., Cape Coral, FL 33909

**STRAP:** 04-44-24-C1-00751.0010

**SIZE:** 3.80± Acres

**UTILITIES:** City of Cape Coral

**ZONING:** CPO - Commercial Park Overlay

**PRICE:** Price: \$662,112 or \$4 PSF

**COMMENTS:** 3.8± acre commercial corner with dual road frontage, located at the corner of Pine Island Rd and Commerce Creek Blvd. 384 feet of frontage on a four lane road divided highway.

**CONTACT:** TOM WOODYARD  
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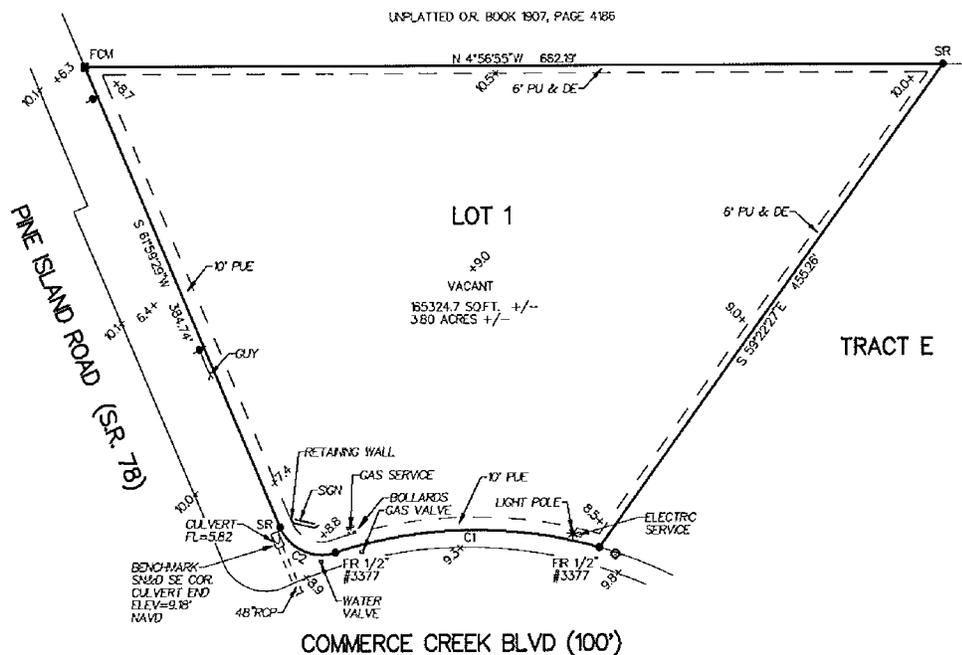
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The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

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CURVE	Arc	Delta Angle	Chord	Ch Bearing	Radius	Tangent
C1	206.72'	33°50'27"	203.73'	S 5°52'47"E	350.00'	106.47'
C2	51.80'	84°47'30"	47.20'	S 19°35'44"W	35.00'	31.95'



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