

# PRIME OPPORTUNITY

## 0.92± ACRE COMMERCIAL SITE

### FOR SALE

1509 DIPLOMAT PARKWAY W, CAPE CORAL, FL 33993



- PRICE:** \$375,000 @ \$9.38 PSF or \$407,600/Acre
- SIZE:** 0.92± Acres (40,000± SF)
- DIMENSIONS:** 320' Frontage x 125'
- LOCATION:** Just off the intersection of Diplomat Parkway W & Chiquita Boulevard
- ZONING:** C - Commercial (City of Cape Coral) [Click here for uses](#)
- F.L.U.:** CP - Commercial Professional
- UTILITIES:** Well & Septic
- RE TAXES:** \$1,727.06 (2022)
- PARCEL ID:** 34-43-23-C4-02924.B370

#### COMMERCIAL LOT

Prime commercial site just one lot east of the intersection of Diplomat Parkway W and Chiquita Blvd S. With 375' of frontage on Diplomat Parkway, this highly visible and accessible property offers a versatile opportunity for any commercial user. Commercial zoning allows various retail and office uses making it ideal for businesses looking to serve a large trade area. Take advantage of its proximity to the Pine Island Road Corridor, Burnt Store Road, shopping centers, schools, Coral Oaks Golf Course, and upcoming developments.

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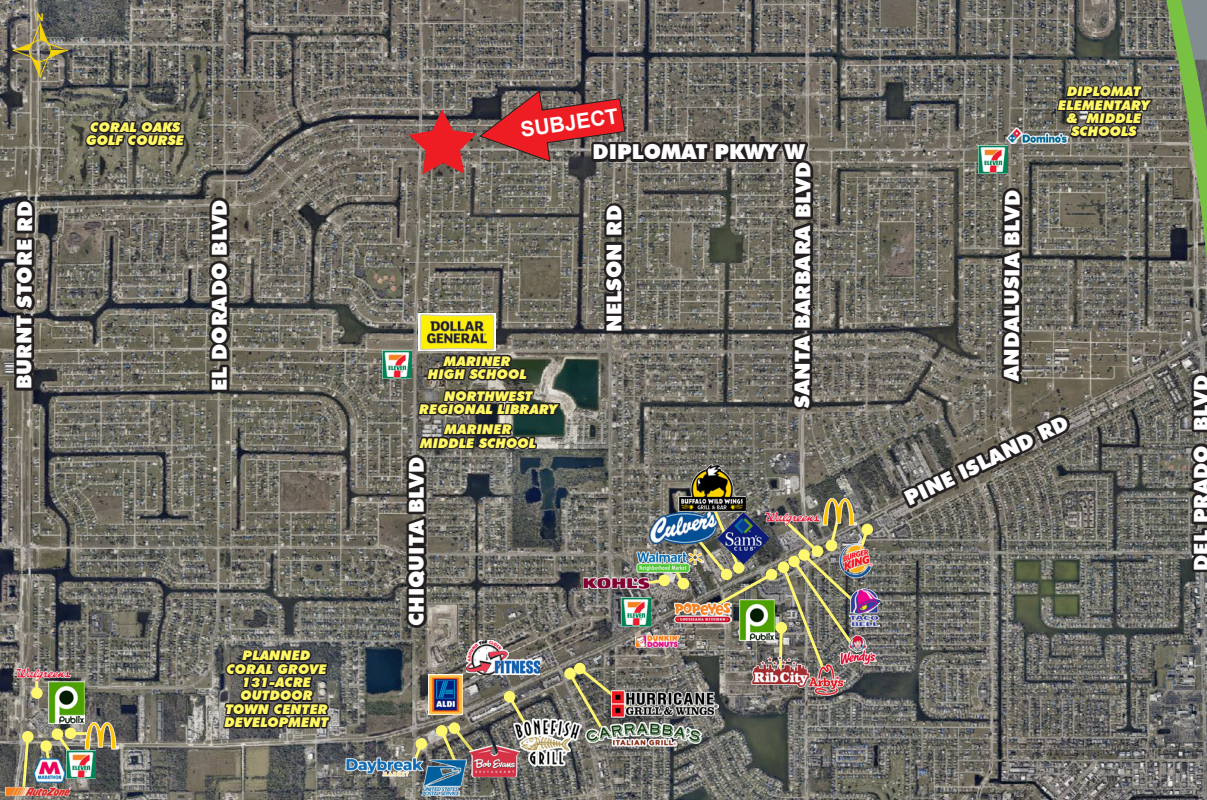


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### HIGHLIGHTS

- 375' frontage on Diplomat Pkwy ensures exceptional exposure
- Zoned for various retail and office uses, perfect for a large trade area



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2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	6,261	39,596	102,131
EST. HOUSEHOLDS	2,118	13,229	36,867
EST. MEDIAN HOUSEHOLD INCOME	\$81,318	\$77,108	\$73,886
TRAFFIC COUNTS (2022)	9,700 AADT		

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