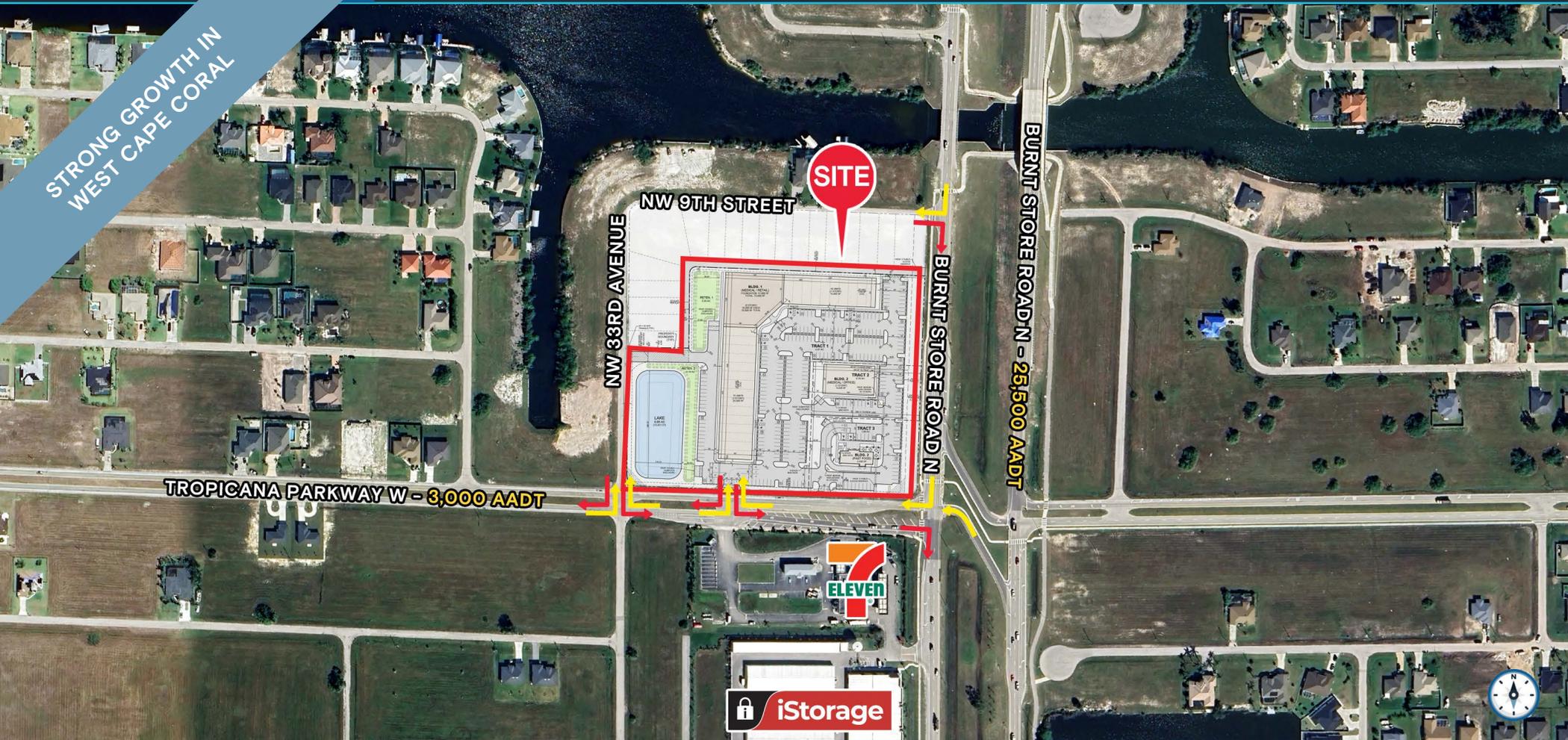


GROUND LEASE | BUILD TO SUIT | FOR SALE

±8 ACRES AVAILABLE

3215 Tropicana Parkway W, Cape Coral, FL 33914

STRONG GROWTH IN
WEST CAPE CORAL



CAN SUBDIVIDE, MULTIPLE OUTPARCEL OPPORTUNITIES

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

David Eggnatz
VICE PRESIDENT
davideggnatz@katzretail.com
(954) 579-2927

Eric Spritz
VICE PRESIDENT
ericspritz@katzretail.com
(954) 296-5861

Jon Cashion
PRINCIPAL
joncashion@katzretail.com
(561) 302-7071

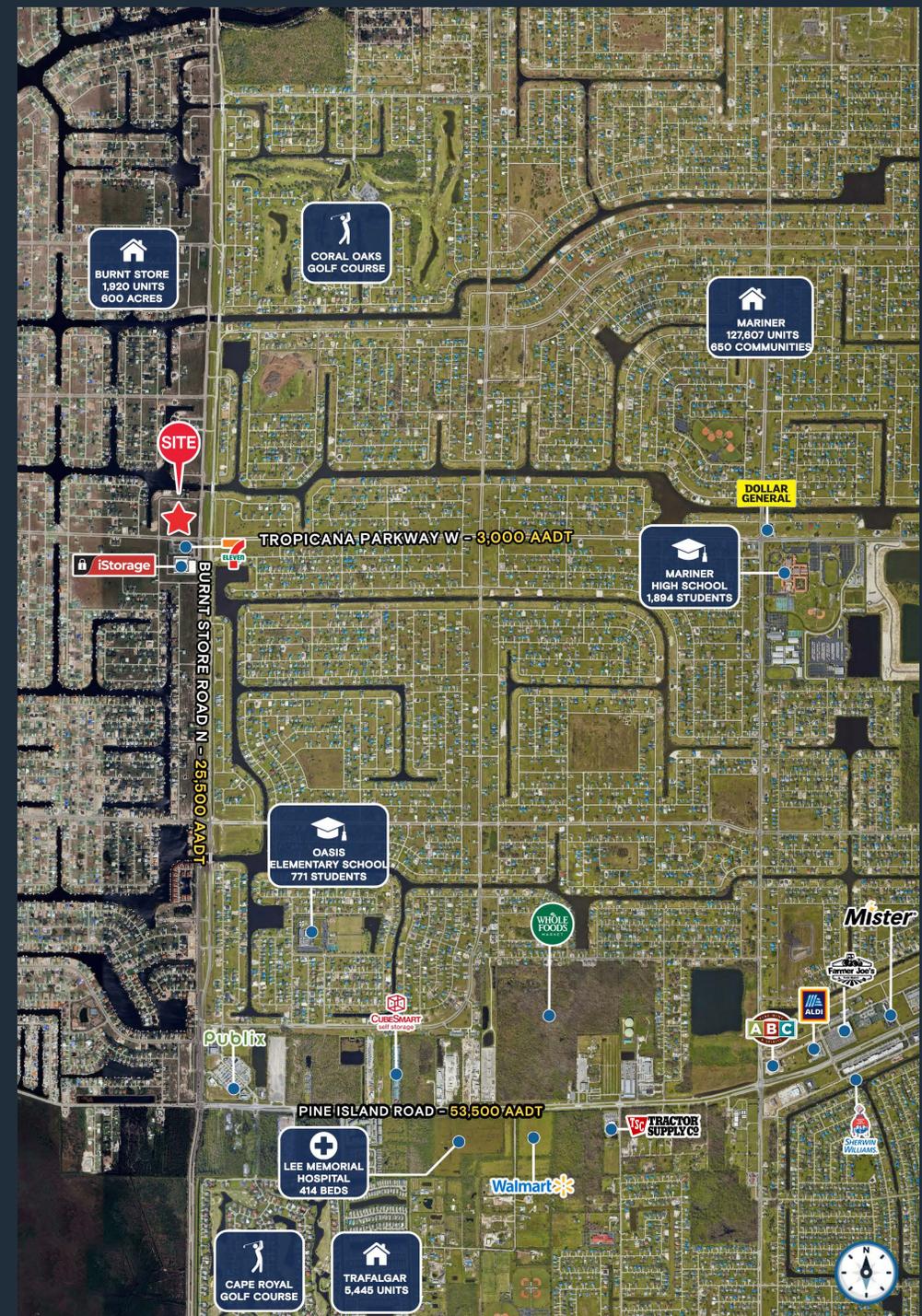
Property Overview

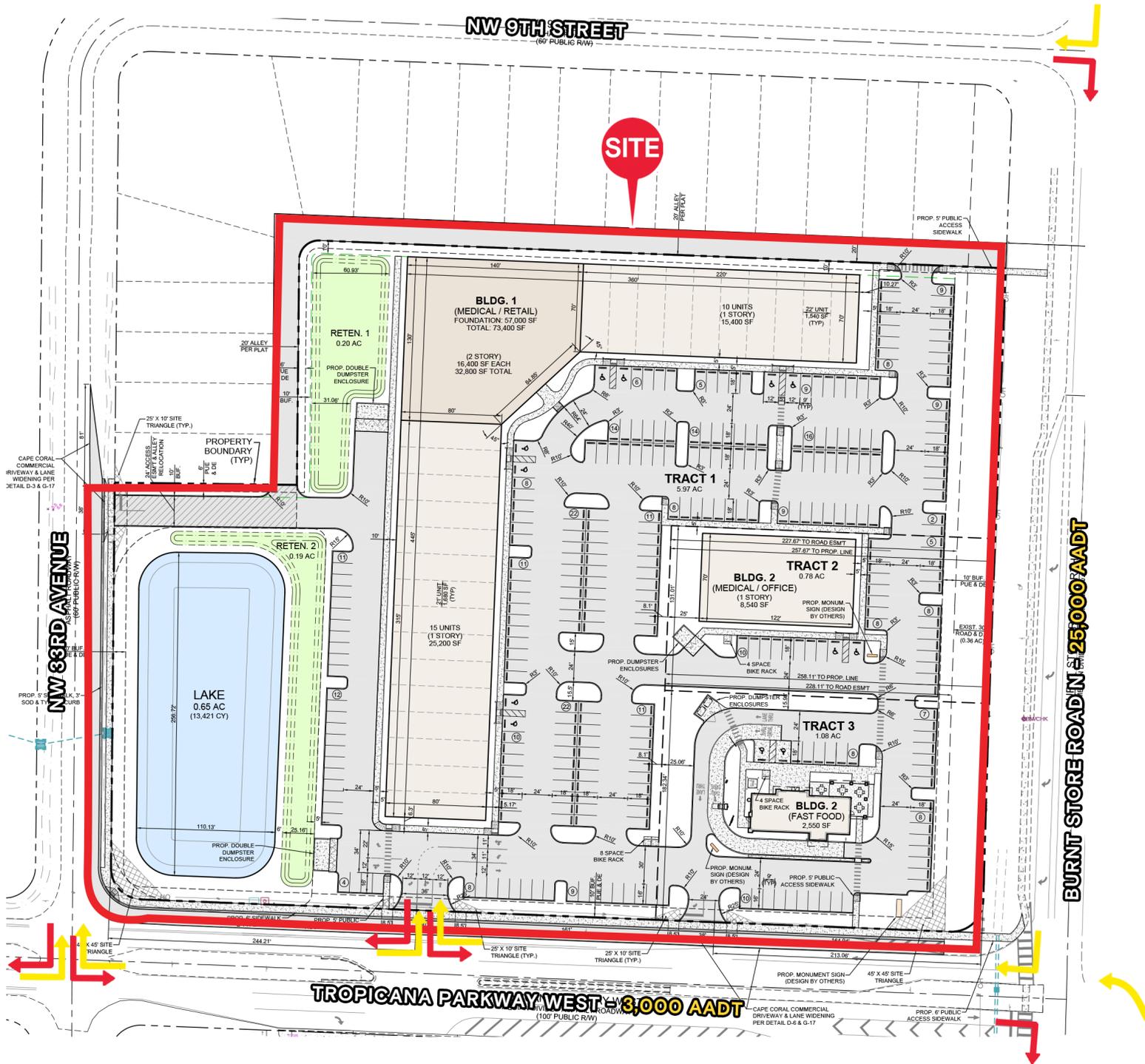
HIGHLIGHTS

- ±8 acres available
- Can subdivide based on tenant requirements
- Multiple outparcel opportunities for ground lease, purchase, build to suit
- Located at the hard corner of Burnt Store Road N and Tropicana Parkway W
- Across from 7-Eleven
- Numerous new housing developments in the area

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	5,400	32,517	84,259
HOUSEHOLDS	1,967	11,511	29,949
EMPLOYEES	4,546	26,837	69,461
AVERAGE HH INCOME	\$112,257	\$104,318	\$102,755

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	15,678	50,695	106,636
HOUSEHOLDS	5,617	17,914	38,141
EMPLOYEES	13,071	41,756	87,877
AVERAGE HH INCOME	\$105,595	\$105,114	\$99,880





NW 9TH STREET
(60' PUBLIC RW)

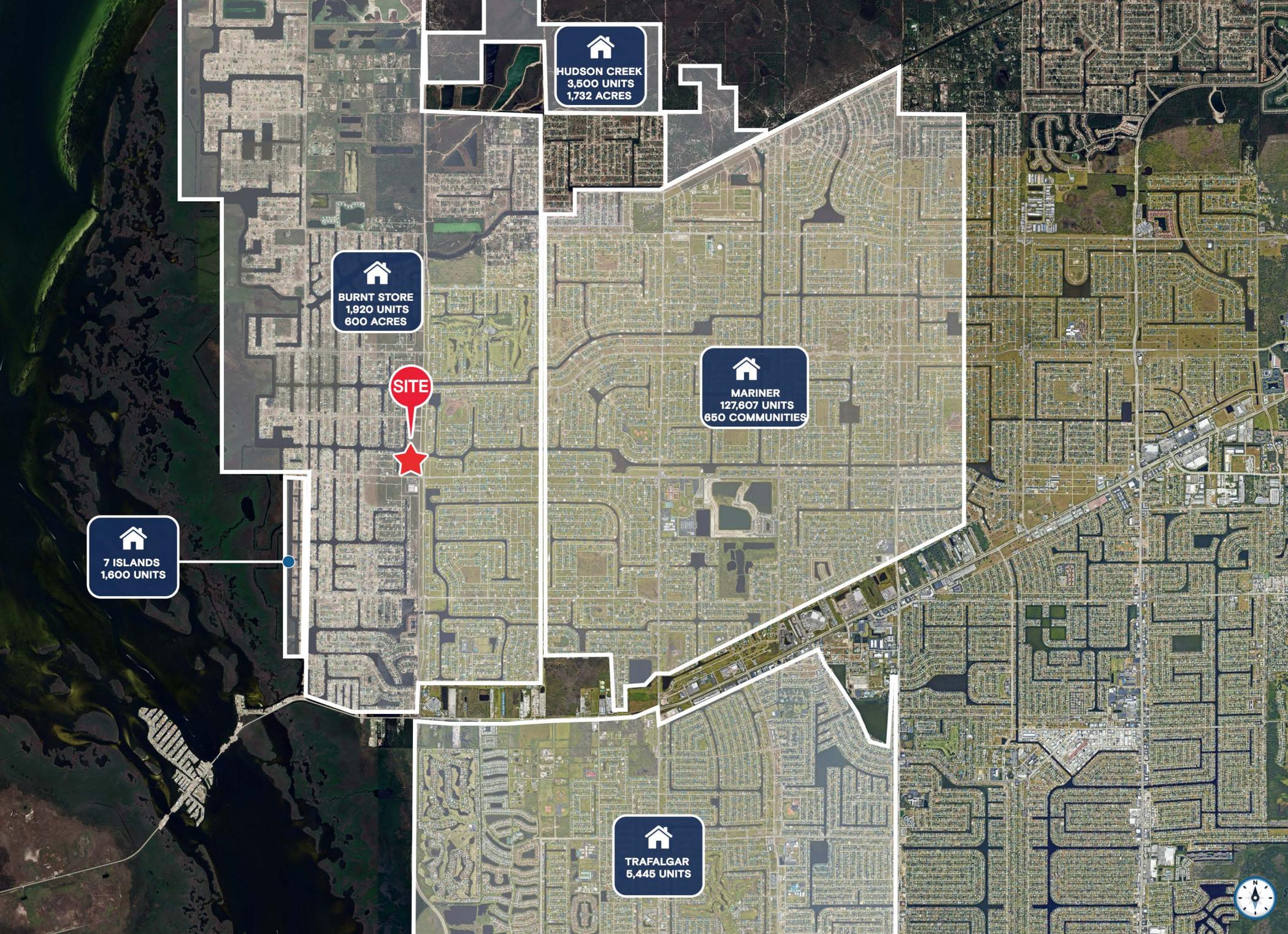
SITE

NW 38RD AVENUE
(60' PUBLIC RW)

BURNT STORE ROAD IN @ 25,000 AADT

TROPICANA PARKWAY WEST @ 3,000 AADT
(100' PUBLIC RW)






HUDSON CREEK
3,500 UNITS
1,732 ACRES


BURNT STORE
1,920 UNITS
600 ACRES

SITE



MARINER
127,607 UNITS
650 COMMUNITIES


7 ISLANDS
1,600 UNITS


TRAFALGAR
5,445 UNITS



Contact Brokers

David Eggnatz

VICE PRESIDENT

davideggnatz@katzretail.com

(954) 579-2927

Eric Spritz

VICE PRESIDENT

ericspritz@katzretail.com

(954) 296-5861

Jon Cashion

PRINCIPAL

joncashion@katzretail.com

(561) 302-7071



KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

katzretail.com

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 06.02.25