

$779,000

COMMERCIAL

000 Pine Island Rd NE

000 Pine Island Rd NE, Cape Coral, Florida, 33909, United States

FGCMLS

Property Details

Type	**Commercial**
MLS #	**2026037926**
View	**City**
Lot size	**0.72 acres**
Neighborhood	**CC31 - Cape Coral Unit 17,31-36,**
Subdivision	**CAPE CORAL**

Description

Pine Island Road is one of the corridor's fastest-growing commercial arteries, with new retail, service, and mixed-use development pushing traffic counts and visibility higher year over year. Block 2001 includes Lots 20-27 all combined into one parcel totaling 31,184 sq ft. The parcel is bordered by city-owned land designated as a public parking lot, offering a rare opportunity to effectively extend a project's usable footprint without acquiring additional acreage. This can ease on-site parking requirements and support a larger building envelope than the lot size alone would typically allow — a meaningful advantage for retail, restaurant, or mixed-use concepts where parking ratios often limit density. City water is already in place.