



Pine Island Market

– CAPE CORAL, FLORIDA –



Pine Island Market **THE VISION**



With direct access to some of Florida's most beloved waterways, Cape Coral is one of the State's most popular locations for anyone who shares an affinity for a Tropical lifestyle. Pine Island Market sits in Northwest Cape Coral just above the Caloosahatchee River and just the East of Pine Island and the Matlacha Aquatic Preserve. Konover South's new development will bring high-quality daily commercial uses to the everyday resident and the casual visitor alike.

Whether it's a full-service restaurant, a first-rate coffee shop, a well-known drive-thru lunch spot, or a modern convenience store that provides everything from the best daily provisions to boat fuel for a day on the Gulf of Mexico, there's a reason to stop by the Pine Island Market on a daily or weekly basis.

Pine Island Market PROPOSED ELEVATION



*Elevations are for conceptual purposes and are subject to change.

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Pine Island Market SITE PLAN



BLDG	RETAILER	SF
A	Proposed Convenience with gas	6,000
B	Proposed QSR with drive thru	2,400
C	Proposed Retail	7,500
D	Proposed QSR with drive thru	2,400

PINE ISLAND MARKET IS WELL SUITED FOR



Pine Island Market DEMOGRAPHICS

SW Pine Island Road & Chiquita Boulevard S.
Cape Coral, FL 33991
+/- 45,000 sf

MILES



Population



Avg. Income

1 Mile	4,216	\$69,095
3 Miles	50,096	\$67,811
5 Miles	137,069	\$66,668

MINUTES



Population



Avg. Income

5 Minutes	21,938	\$70,664
10 Minutes	83,397	\$67,597
15 Minutes	173,880	\$66,456

TRAFFIC COUNTS



16,099

SW Pine
Island Road

10,196

Chiquita
Boulevard S.

*Estimated 2018. This information was provided from government & private sources deemed to be reliable, however, it is provided without representation or warranty.

HIGHLIGHTS

- 6.5 acres
- Zoned general commercial
- Hard corner with full signal stop
- Multiple access points
- Heavily traveled corridor

NATIONAL RETAILERS



IDEALLY SUITED



GAS



RETAIL



RESTAURANT

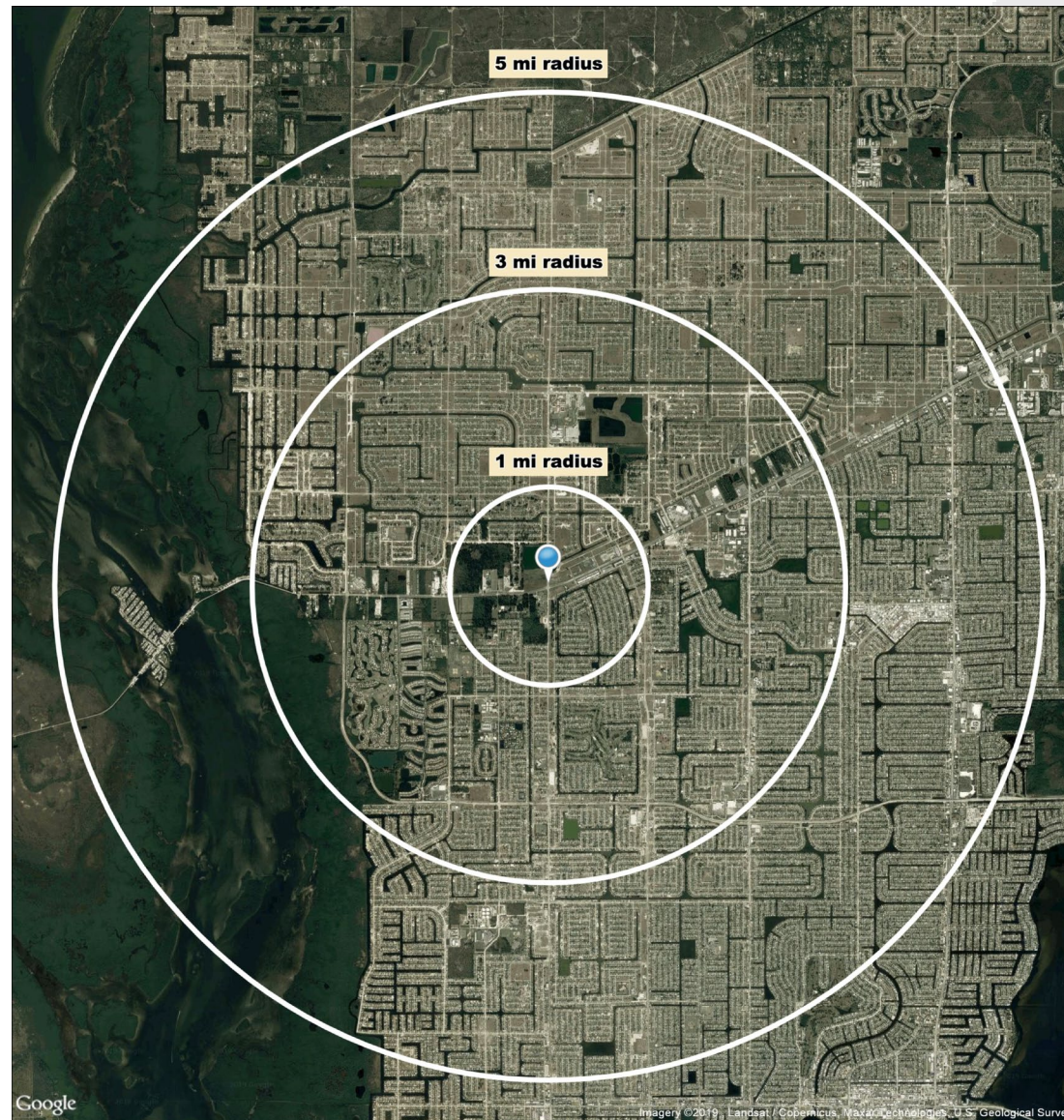


BANK

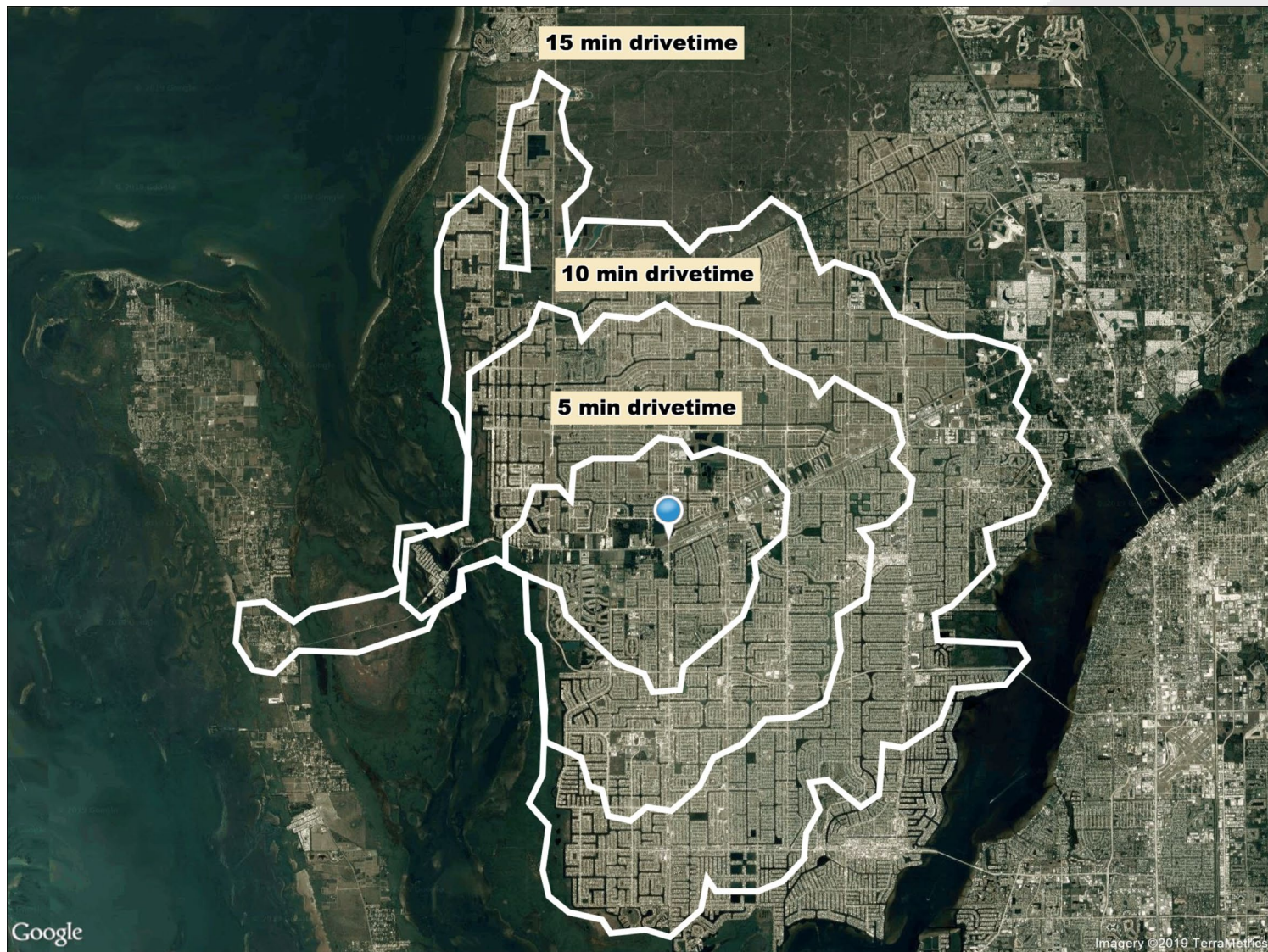
- Convenience store with gas
- Quick service restaurants with drive thru
- Banks
- Restaurants



Pine Island Market TRADE AREA MAP



Pine Island Market TRADE AREA MAP





Development. Leasing. Management. **Since 1957**

Built on a legacy of family tradition spanning three generations, Deerfield Beach, Florida-based Konover South, LLC, continues the successful track record of The Simon Konover Organization.

Konover South is a fully integrated real estate organization recognized as one of the premier real estate entities operating throughout the Southeastern United States. Established over 60 years ago, Konover South excels in real estate development, property acquisition, asset management, property management, leasing, construction and ownership.



Location

SW Pine Island Road & Chiquita Boulevard S.
Cape Coral, FL 33991

Development

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Leasing

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Management

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