

FOR SALE

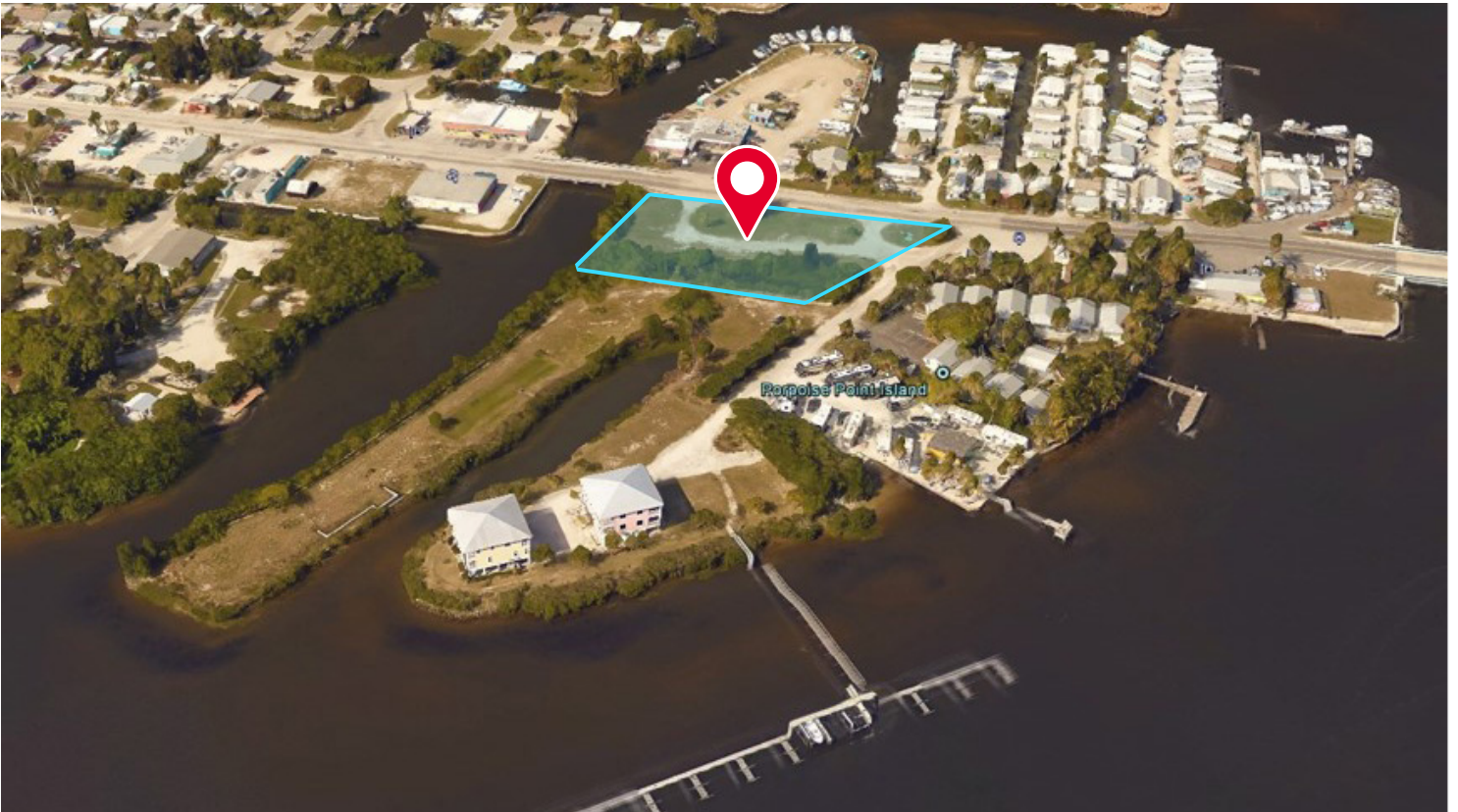
4521 Pine Island Rd. NW

Matlacha, FL 33993



CUSHMAN &
WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



Cushman & Wakefield | Commercial Property Southwest Florida is pleased to present this vacant commercial lot located on Pine Island Rd. NW. The small town of Matlacha consists of just 427 total acres. The parcel is located adjacent to a residential villa community and is in walking distance to the shops and restaurants of Matlacha. The subject parcel is one of the only commercial parcels on the market in Matlacha with frontage on Pine Island Rd., making this a highly desirable development opportunity.

Property Highlights

Address	4521 Pine Island Rd. NW Matlacha, FL 33993
Land Size (AC)	±0.85 AC
Land Size (SF)	36,024 SF
Sale Price	\$949,000
Price PSF	\$26.34 / SF
Frontage	293' on Pine Island Rd. NW
Zoning	C-1
Submarket	The Islands
Parcel ID	24-44-22-00-00023.0000



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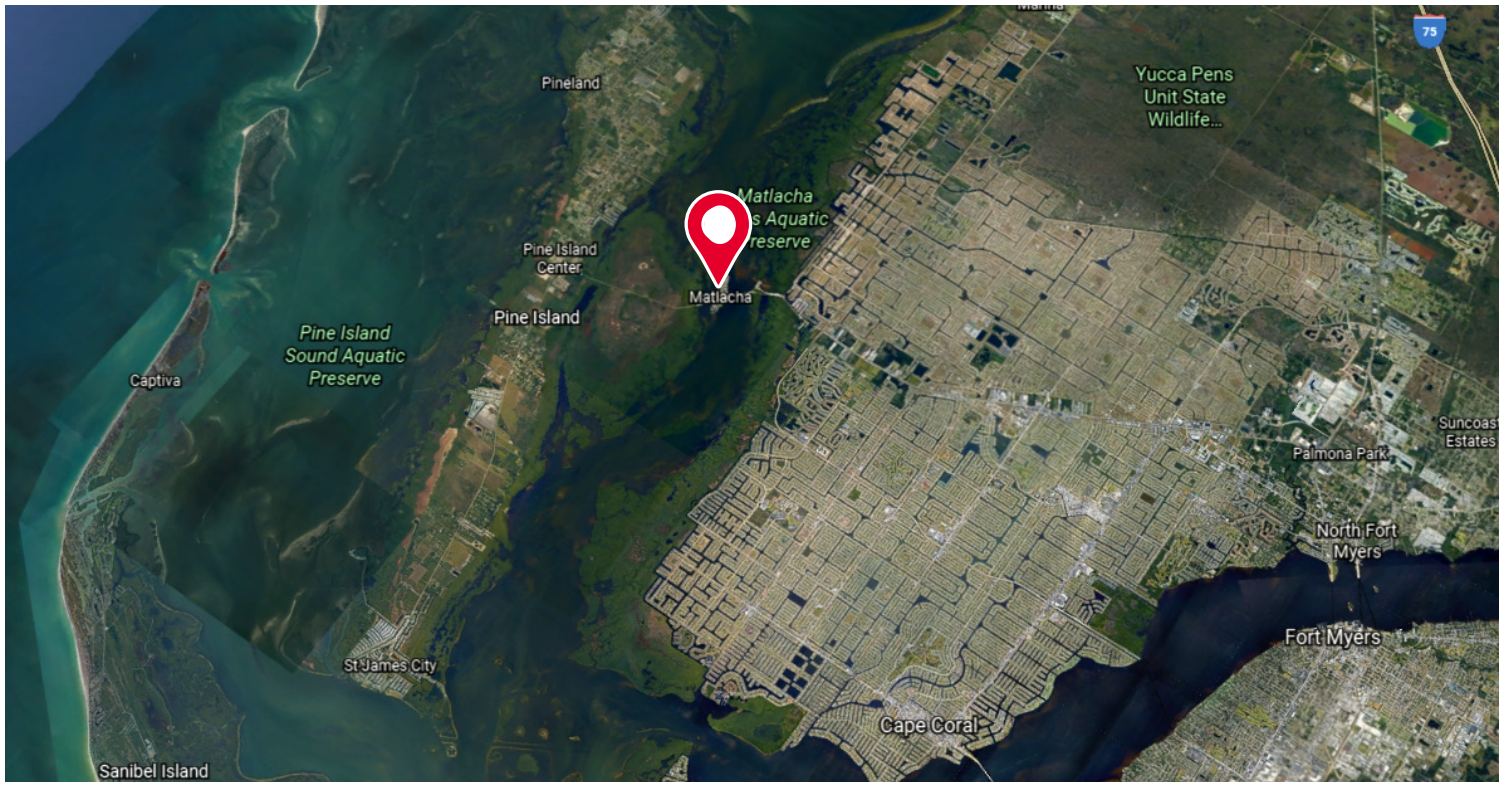
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Matlacha is a small, 427-acre island located offshore between North Cape Coral and Pine Island. Matlacha is a bright and lively town with a historical love of fishing. The eccentric city is home to mostly long-term residents, but experiences many tourists visiting short-term. Matlacha is within 15 miles of Pineland, Cape Coral, Sanibel, Captiva, Fort Myers, North Fort Myers, and Fort Myers Beach offering easy and quick access to the surrounding cities.

The available parcel is located adjacent to Porpoise Point, a luxury waterfront community (now being developed) which may have up to 20, three-story villas. Each of the homes at Porpoise Point have a private boat dock and direct access to the Gulf of Mexico. Porpoise Point and the subject parcel are conveniently located in walking distance to the restaurants and shops of Matlacha.

The island has only one main thoroughfare - Pine Island Rd. This road extends from Cape Coral through Matlacha and continues through to the center of Pine Island. The heavy car and foot traffic provide the subject parcel excellent visibility on the only main road in Matlacha and is one of few parcels available for commercial development. Due to the small size of the island and limited available commercial properties, this is a highly desirable opportunity.

Demographics

	1 Mile	3 Mile	5 Mile
Population	878	10,694	44,495
AVG. HH Income	\$55,963	\$76,837	\$76,299
Median Home Value	\$398,936	\$348,705	\$300,936



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