

FOR SALE

3723 CHIQUITA BLVD S

CAPE CORAL, FL 33914

CHIQUITA BLVD S
AADT: 29,651



0.918 AC



VACANT
COMMERCIAL LAND



\$425,000



PROFESSIONAL
ZONING

PRIME LOCATION. PROFESSIONAL ZONING. DEVELOPMENT OPPORTUNITY.

Infill commercial site along Chiquita Boulevard within an established Southwest Cape Coral trade area. Ideal for an owner-user or small-scale professional development. Subject to buyer verification and approvals.

PROPERTY HIGHLIGHTS

- ✓ 0.918± acre commercial site
- ✓ Approx. 39,999 SF land area
- ✓ Approx. 160' x 250' dimensions
- ✓ 8 platted lots
- ✓ City water + sewer reported
- ✓ Reported AADT: 29,651

POTENTIAL FIT

- Medical / dental owner-user
- Professional office
- Small-scale developer
- Commercial land / 1031 buyer

PARCEL



03-45-23-C4-03267.0070

PROPERTY TYPE



VACANT COMMERCIAL
LAND

CORRIDOR



CHIQUITA BLVD S

PRICE / LAND SF



\$10.63

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Information deemed reliable but not guaranteed. Buyer to independently verify all information, zoning, utilities, dimensions, permitted uses and development feasibility. Each office is independently owned and operated.