



# For Lease

## SHOPPES AT CAPE CROSSING

1141 SW Pine Island Rd, Cape Coral, FL 33991



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$30.00 SF/yr (NNN)
<b>BUILDING SIZE:</b>	29,429 SF
<b>AVAILABLE SF:</b>	1,794 - 4,266 SF
<b>LOT SIZE:</b>	3.27 Acres
<b>YEAR BUILT:</b>	2008
<b>RENOVATED:</b>	2017
<b>ZONING:</b>	Commercial Corridor (CC)
<b>MARKET:</b>	Southwest Florida
<b>SUBMARKET:</b>	Cape Coral
<b>APN:</b>	15-44-23-C3- 11000.0010

### PROPERTY OVERVIEW

Shoppes at Cape Crossing offers prime leasing opportunities for retail and service tenants seeking exceptional visibility along the Pine Island Road corridor. The property benefits from approximately 35,000 AADT, strong surrounding traffic drivers, and proximity to national retailers including Aldi, Walk-On's, CubeSmart, Bonefish Grill, and Farmer Joe's.

The center features flexible floor plans with the ability to demise into multiple tenant spaces, with vacancies ranging from ±1,794 RSF to 9,756 RSF. End-cap units include grease traps and outdoor patio seating, making them ideal for restaurant or food-service users. Select vacant spaces offer the option for high ceilings and a modern, open-concept layout, creating an inviting environment for a wide range of retail and service uses. Ample parking, strong demographics, and ongoing residential and commercial growth support long-term tenant success.

Recent and planned improvements include new pylon signage fronting US 41, façade and landscaping upgrades, and parking lot resurfacing. The tenant mix is being enhanced with the addition of a Day Care, Dental practice, Nail Salon, and Tap Room, creating a complementary, traffic-driving retail environment.

### PROPERTY HIGHLIGHTS

- Tenant Improvement allowance offered
- Convenient right-in access from Pine Island Road
- Flexible demising options ranging from 1,794 RSF up to 9,756 RSF
- End-cap opportunity featuring grease trap and outdoor patio seating
- Spaces delivered in vanilla shell condition, including new HVAC
- Ample on-site parking to support retail, service, and restaurant uses



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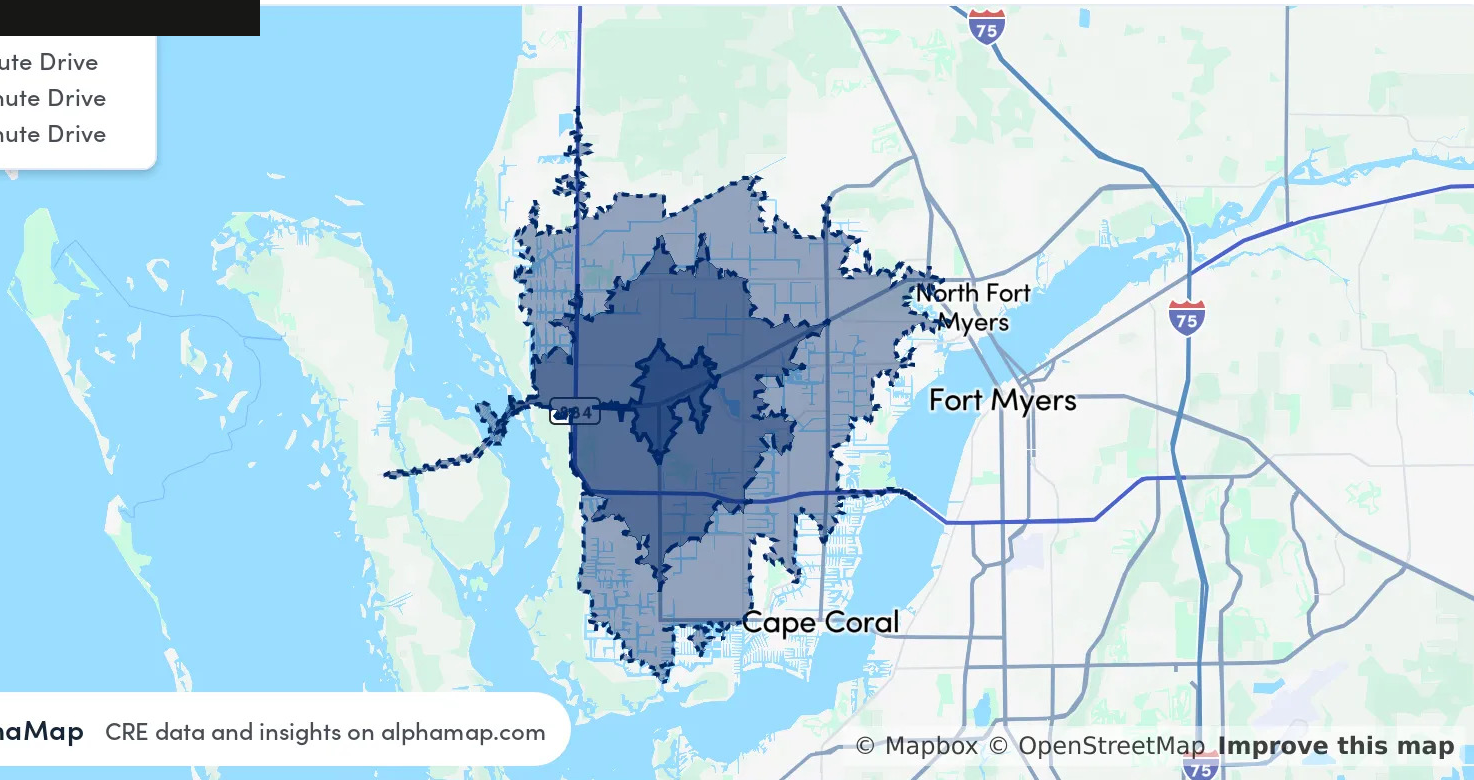


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## SHOPPES AT CAPE CROSSING

1141 SW Pine Island Rd, Cape Coral, FL 33991

- 5 Minute Drive
- 10 Minute Drive
- 15 Minute Drive



AlphaMap CRE data and insights on [alphamap.com](https://www.alphamap.com)

© Mapbox © OpenStreetMap [Improve this map](#)

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	5,912	74,209	175,839
AVERAGE AGE	43	43	44
AVERAGE AGE (MALE)	42	42	44
AVERAGE AGE (FEMALE)	43	44	45

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL HOUSEHOLDS	2,192	27,053	67,635
PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$91,245	\$92,612	\$90,359
AVERAGE HOUSE VALUE	\$374,996	\$357,018	\$365,159
PER CAPITA INCOME	\$33,794	\$34,300	\$34,753

Map and demographics data derived from AlphaMap



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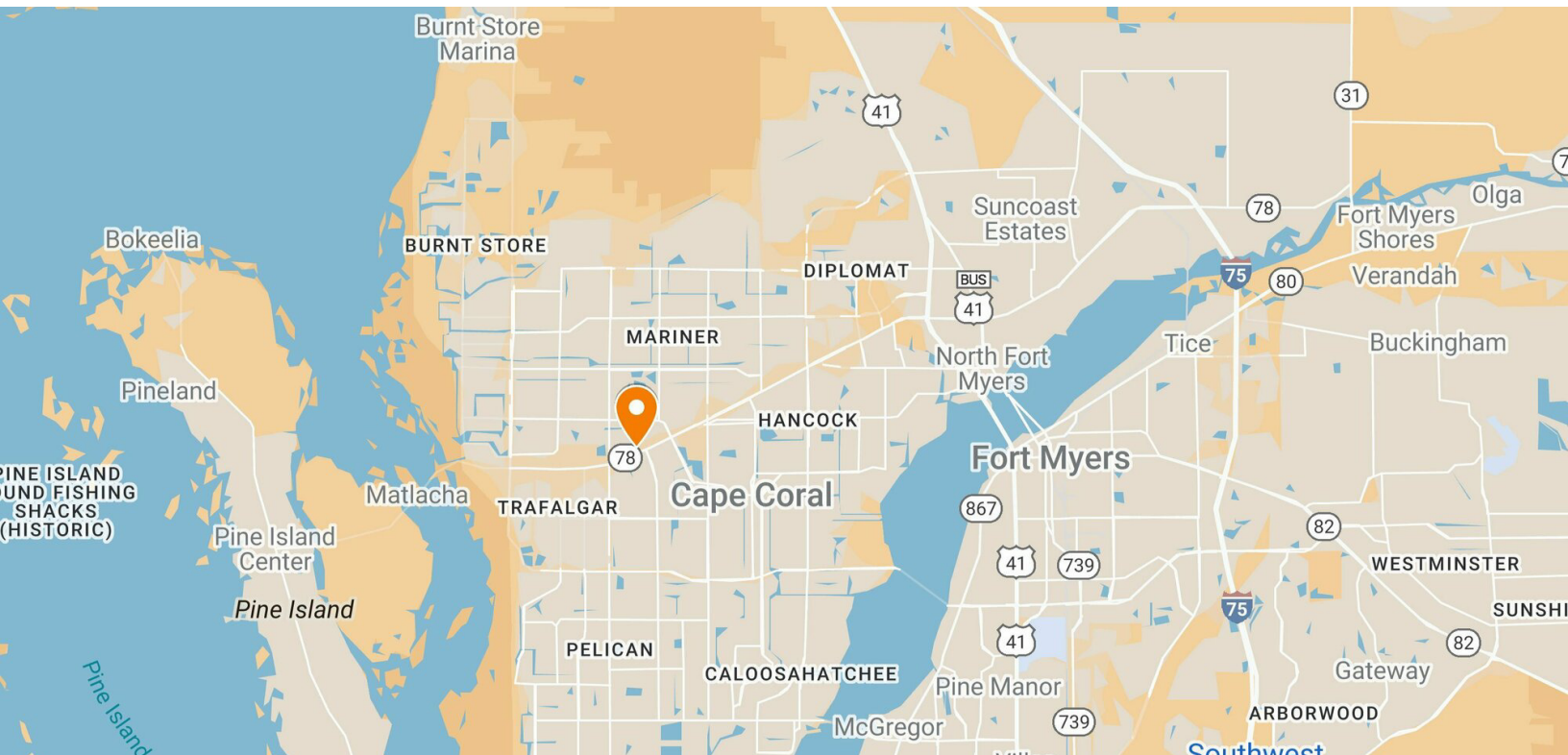
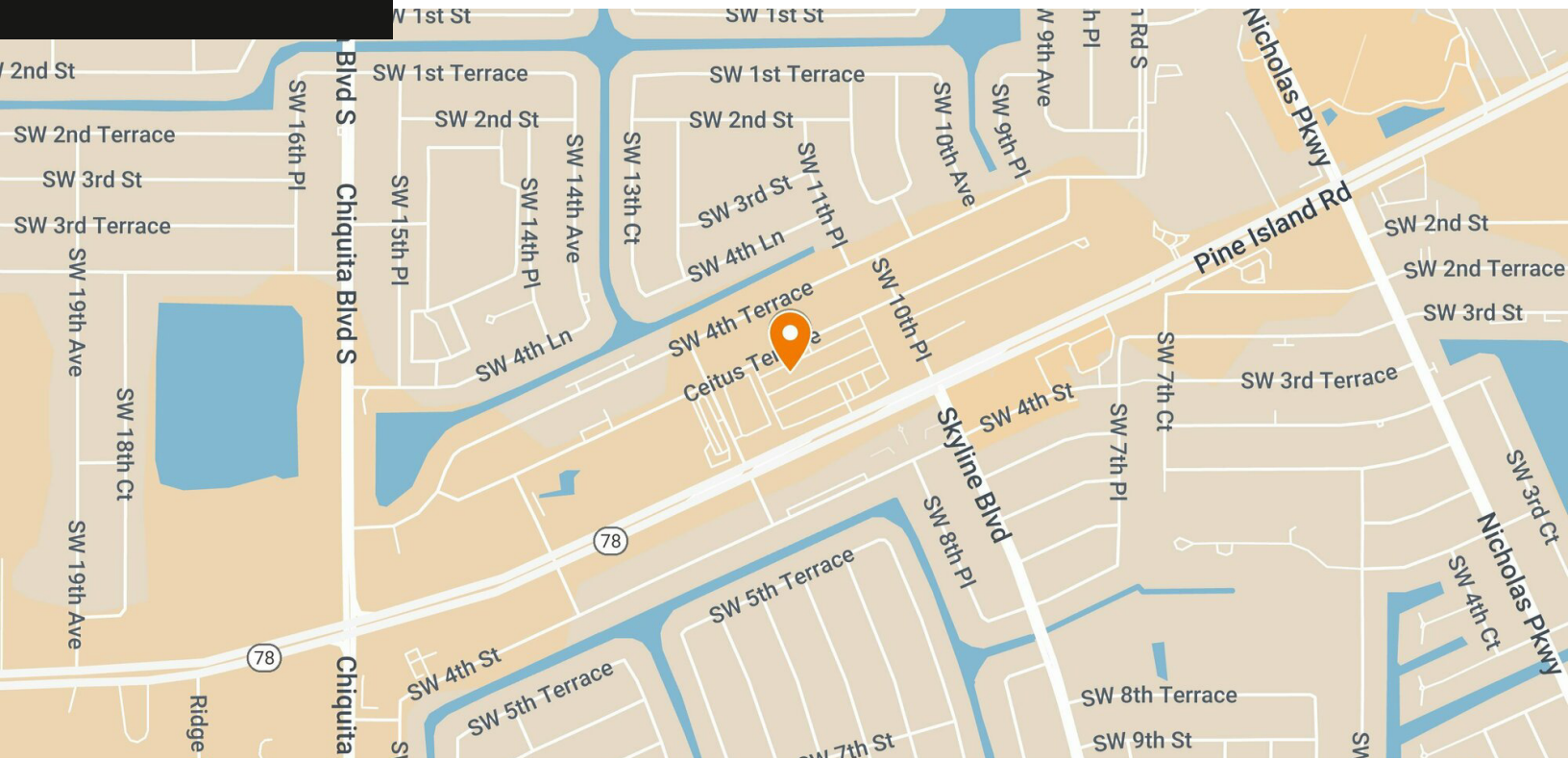




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