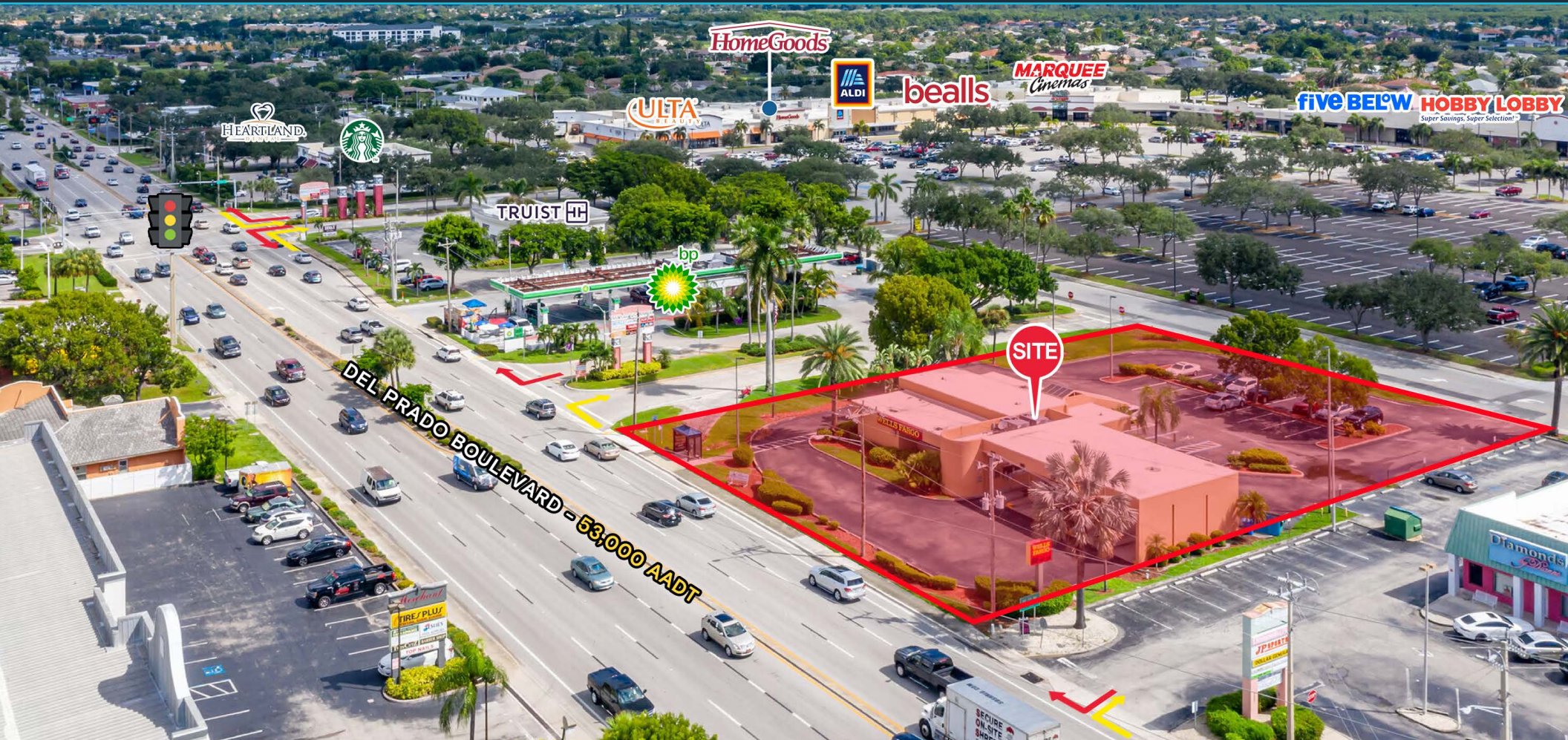


FOR SALE | FOR LEASE

CORALWOOD CENTER OUTPARCEL

2307 Del Prado Boulevard S, Cape Coral, FL 33990



±3,117 SF FORMER BANK ON ±1.02 ACRES

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

David Eggnatz
VICE PRESIDENT
davideggnatz@katzretail.com
(954) 579-2927

Property Overview

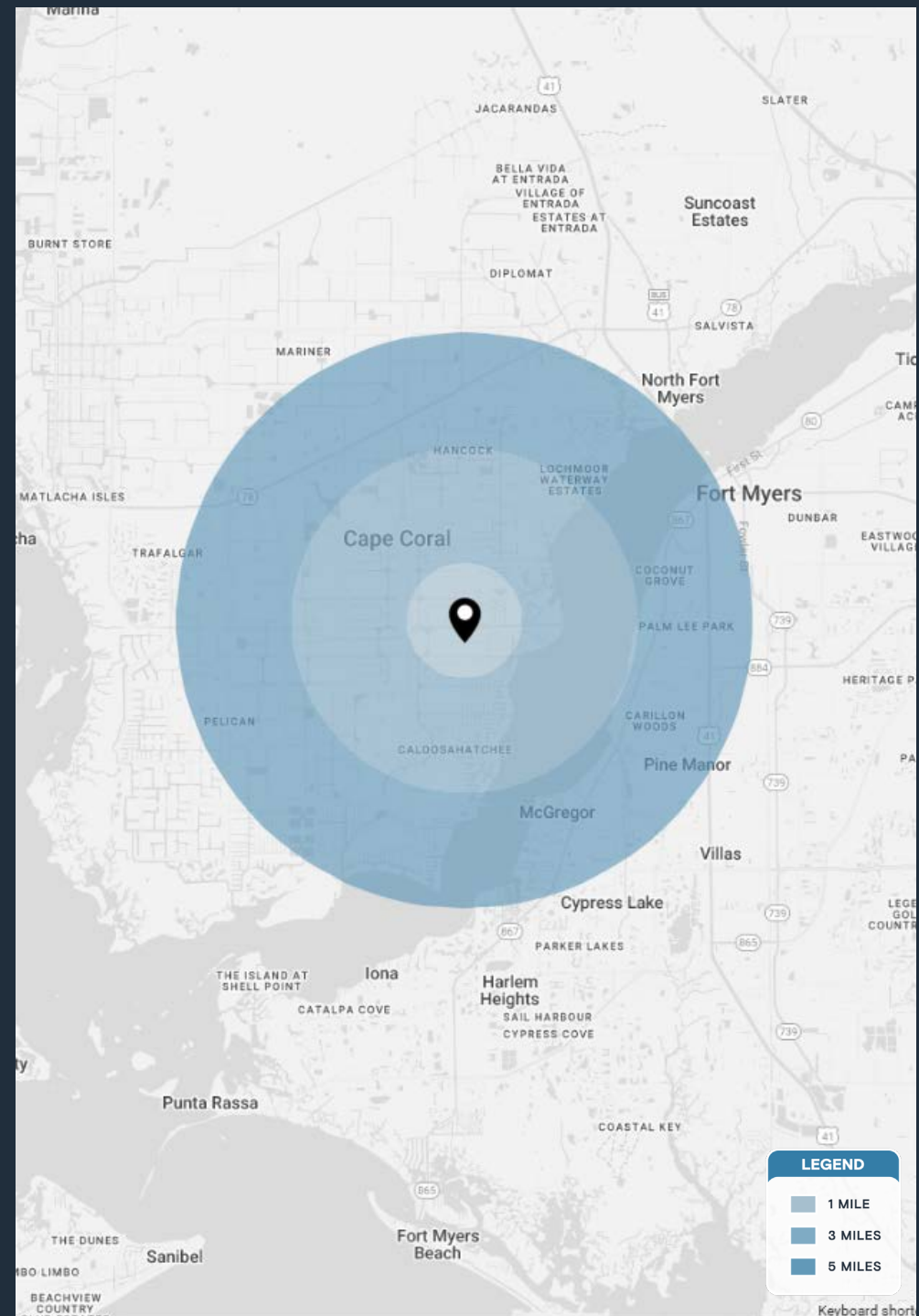
HIGHLIGHTS

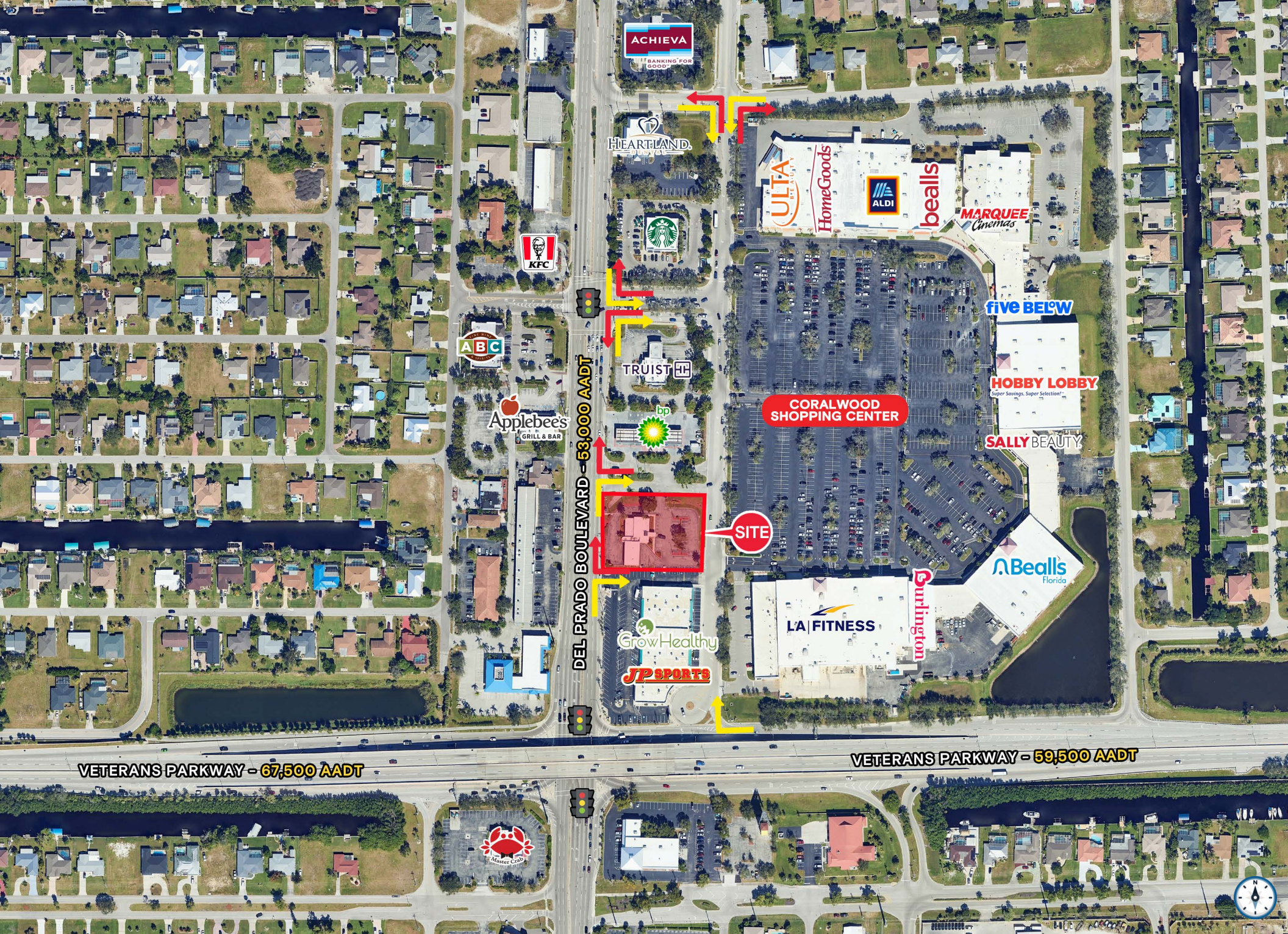
- ±3,117 SF former bank on ±1.02 Acres for sale or lease
- Zoning: CI - Commercial Intensive
- Located on the Northeast corner of Del Prado Boulevard S and Veterans Parkway

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	8,091	66,909	200,519
HOUSEHOLDS	3,403	27,774	83,473
EMPLOYEES	1,923	14,109	60,580
AVERAGE HH INCOME	\$98,616	\$91,373	\$95,071

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	17,149	78,099	202,206
HOUSEHOLDS	7,234	32,628	84,394
EMPLOYEES	15,024	66,897	171,491
AVERAGE HH INCOME	\$99,360	\$97,665	\$94,281





ACHIEVA
BANKING FOR
GOOD

HEARTLAND
CREDIT UNION

KFC

ABC

Applebees
GRILL & BAR

STARBUCKS

TRUIST

bp

ULTA
BY ULTA

HomeGoods

ALDI

bealls

MARQUEE
Cinemas

five BELOW

HOBBY LOBBY
Super Savings. Super Selection.

SALLY BEAUTY

CORALWOOD
SHOPPING CENTER

Bealls
Florida

L'A FITNESS

Burlington

GrowHealthy

JP SPORTS

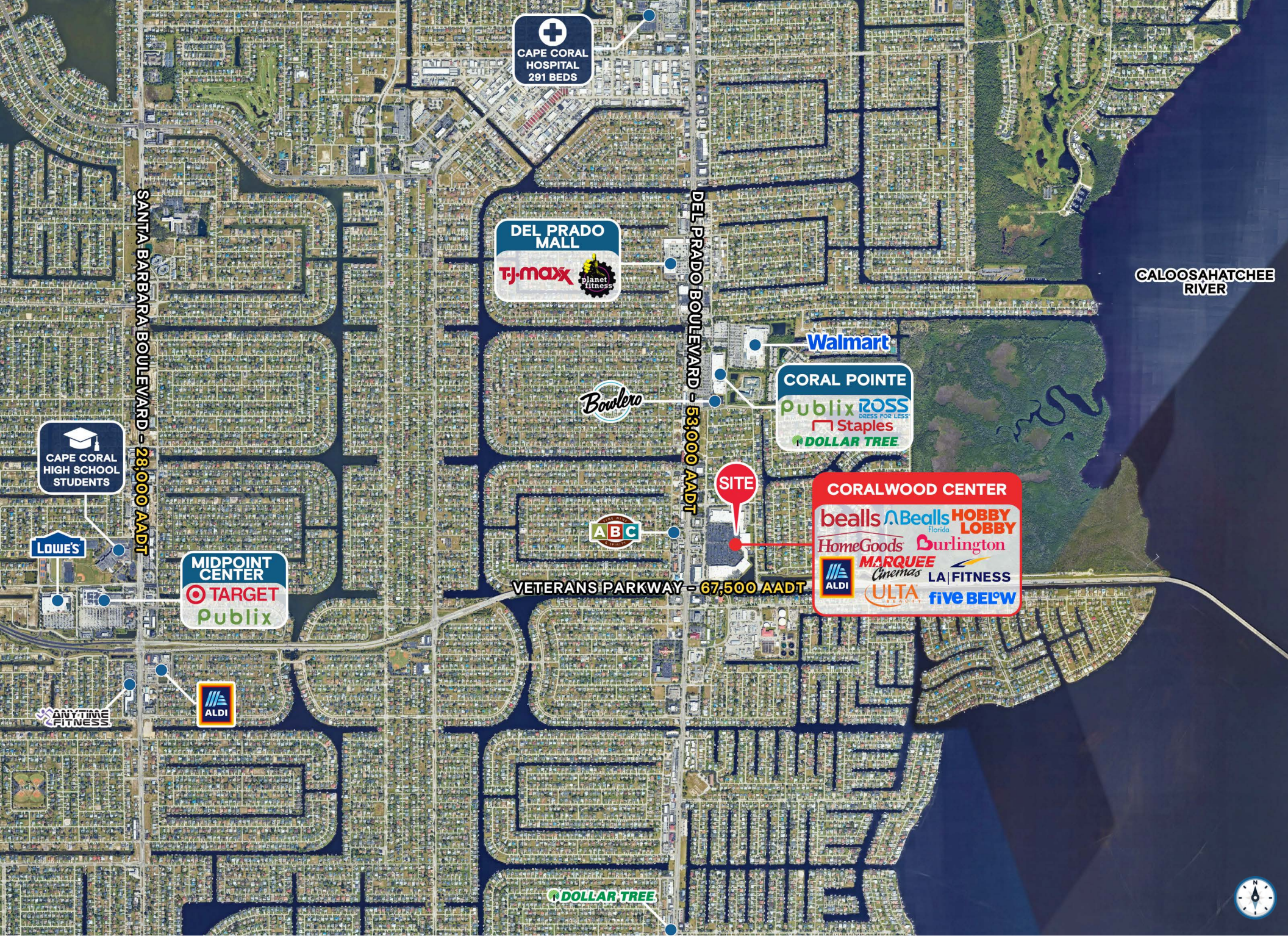
SITE

DEL PRADO BOULEVARD - 53,000 AADT

VETERANS PARKWAY - 67,500 AADT

VETERANS PARKWAY - 59,500 AADT





CAPE CORAL HOSPITAL
291 BEDS

DEL PRADO MALL
TJ-maxx planet fitness

Walmart

CORAL POINTE
Publix ROSS DRESS FOR LESS
Staples
DOLLAR TREE

CALOOSAHATCHEE RIVER

SANTA BARBARA BOULEVARD - 28,000 AADT

DEL PRADO BOULEVARD - 63,000 AADT

CAPE CORAL HIGH SCHOOL STUDENTS

LOWE'S

Bowlers

ABC

CORALWOOD CENTER

bealls Bealls Florida HOBBY LOBBY
HomeGoods Burlington
MARQUEE Cinemas LA FITNESS
ALDI ULTA five BELOW

VETERANS PARKWAY - 67,500 AADT

MIDPOINT CENTER
TARGET
Publix

ANYTIME FITNESS
ALDI

DOLLAR TREE







Contact Broker

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