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COMPANIES

OFFERING MEMORANDUM

DEL PRADO COMMERCIAL CENTER

3,980± SQ. FT. SHELL SPACE FOR LEASE - CAPE CORAL, FL

PROPERTY SUMMARY

Property Address: 4320 Del Prado Blvd S, Unit #2-5
Cape Coral, FL

County: Lee

Building Size: 5,584± Sq. Ft

Unit Size: 3,980± Sq. Ft.
(Can be subdivided)

Zoning: Commercial (C)

Year Built: 2025

STRAP Number: 07-45-24-C2-00336.0440

LEASE RATE:

CALL FOR DETAILS

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SALES EXECUTIVES



Alec Burke, CCIM
Sales Associate



Logan Holley
Sales Associate



DIRECT ALL OFFERS TO:

Alec Burke, CCIM - aburke@lsicompanies.com

Logan Holley - lholley@lsicompanies.com

(239) 489-4066

OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

LSI Companies is proud to present Del Prado Commercial Center, a new Class A strip center anchored by Aroma Joe's Coffee.

This versatile space represents one of the last remaining opportunities for new office, retail, or commercial space with close proximity to downtown Cape Coral and frontage along Del Prado Boulevard (AADT: 42,500).

Situated in Cape Coral's Downtown CRA district, the property is just a half-mile north of Cape Coral Parkway. The site is surrounded by a vibrant mix of both established businesses and new development. With strong demographics and exceptional visibility, this location offers outstanding long-term potential in one of Cape Coral's most highly sought after commercial corridors.



APPROVED USES



- Professional Office
- Medical Office
- Pharmacy
- Retail
- Banks and Financial Services
- Personal Services
- Essential Services
- Government Office
- Social Services
- Bar/Restaurant
- Brewery, Distillery, Winery
- Day Care Facilities
- Pet Services
- Building Contracting Services

**Please inquire for full list of approved uses.*

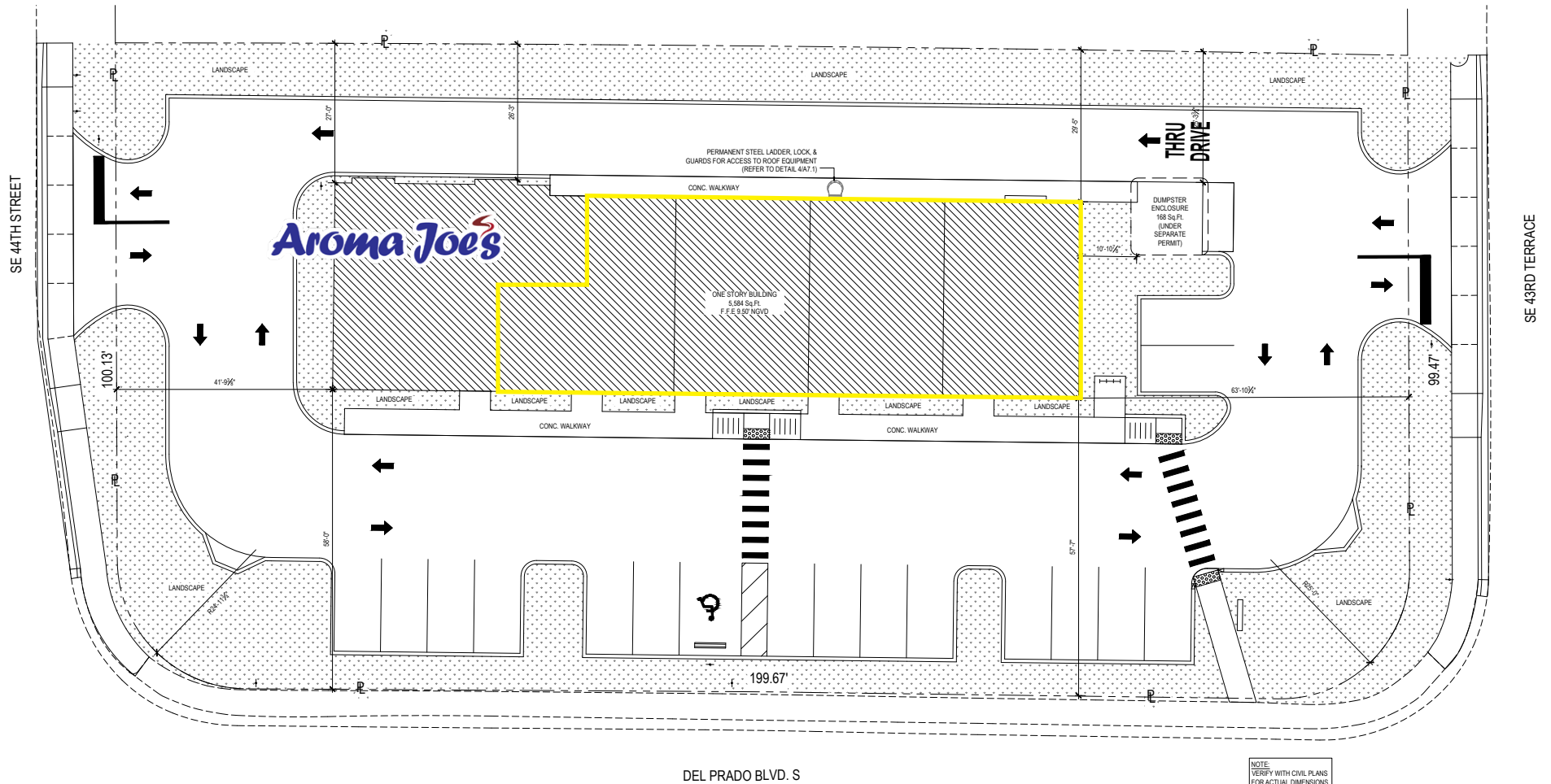
PROPERTY HIGHLIGHTS

Aroma Joe's

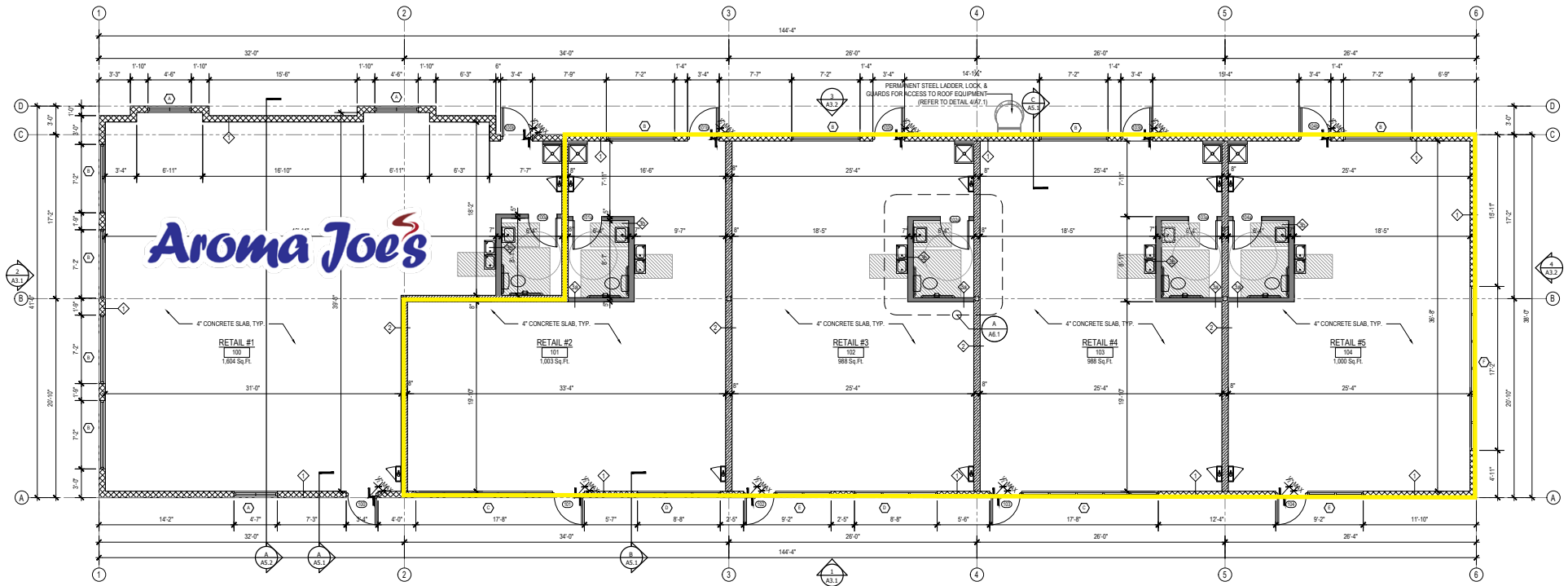
- 3,980± Sq. Ft. new Class A Commercial space
- Anchored by a national drive-thru coffee chain, Aroma Joe's
- Well suited for professional, medical office or retail
- Close proximity to Downtown Cape Coral and Cape Coral Parkway.
- 250 linear feet of frontage on Del Prado Boulevard (AADT: 42,500)
- Marquee signage available
- Dual access
- To be delivered as grey shell, vanilla shell, or as a turnkey build-out
- Flexibility to subdivide into up to four smaller units



SITE PLAN



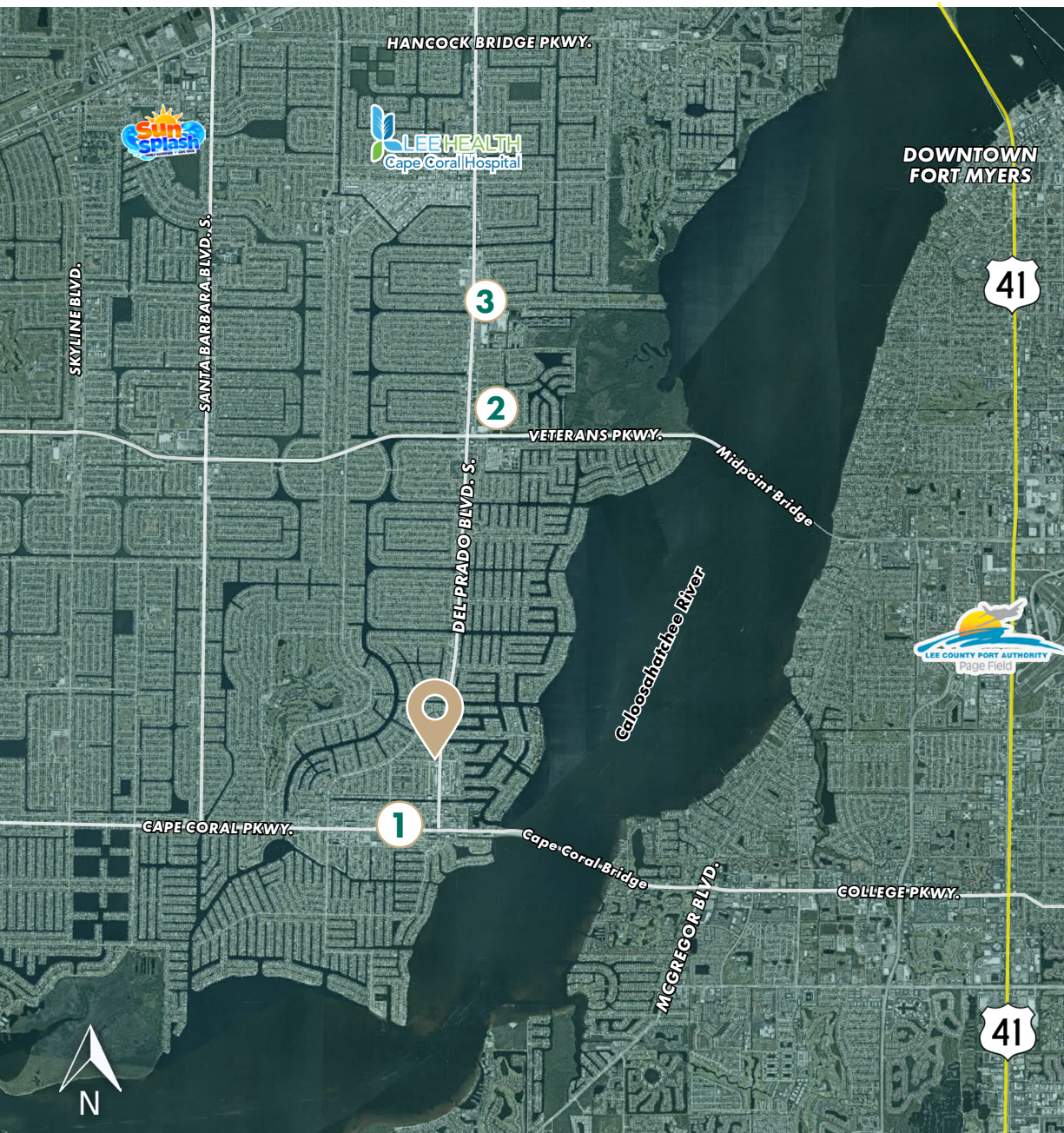
FLOOR PLAN



PROPERTY AERIAL



RETAIL MAP



1. CAPE CORAL PARKWAY (DOWNTOWN CAPE CORAL)



2. CORALWOOD SHOPPING CENTER



3. CORAL POINTE SHOPPING CENTER



LOCATION MAP



LOCATION HIGHLIGHTS

- 0.5± miles to Downtown Cape Coral
- 1.3± miles to Cape Coral Bridge
- 2.6± miles to Veterans Parkway
- 4.4± miles to Midpoint Bridge
- 4.9± miles to Cape Coral Hospital
- 5.2± miles to US-41
- 10.5± miles to I-75
- 10.5± miles to Downtown Fort Myers
- 16± miles to SWFL International Airport (RSW)

An aerial photograph of a coastal town, likely in Florida, showing a mix of residential houses, commercial buildings, and palm trees. The ocean is visible in the background under a cloudy sky. The entire image is covered with a semi-transparent teal overlay.

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LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Landlord. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Landlord has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Tenant may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Landlord and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Tenant to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Tenant acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the potential Tenant, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Tenant will be a qualified and with significant experience and be willing to be interviewed by the LSI Companies team.