

SOUTH CAPE BUSINESS CENTER

3208 CHIQUITA BLVD S, CAPE CORAL, FL 33914



Suitable for Medical or Business Office



FOR LEASE

LEASE RATE

\$17.00 SF/YR

OFFERING SUMMARY

CAM:	\$5.63 PSF
Lease Type:	NNN
Traffic Count:	19,200 AADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	6,503	61,638	120,309
Total Households	2,329	23,907	49,248
Median Age	40.8	45.6	48.1
Average HH Income	\$74,894	\$72,626	\$71,243

PROPERTY OVERVIEW

This office park boasts a beautiful main and rear entrance with stairs and an elevator. Ample and convenient parking at the door.

Unit 110 - Suitable for Business or Medical Office (Medical Impact Fees Paid)

This unit is divisible into two units - 110 A and 111.

Unit 214 - Spacious Unit with 4 Offices and Lobby Area

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Unit 110	\$17.00 SF/yr	4,344 SF
Unit 110 A	\$17.00 SF/yr	2,737 SF
Unit 111	\$17.00 SF/yr	1,607 SF
Unit 214	\$17.00 SF/yr	1,550 SF

CARLOS ACOSTA, CCIM

239.823.0115

cacosta@ccim.net

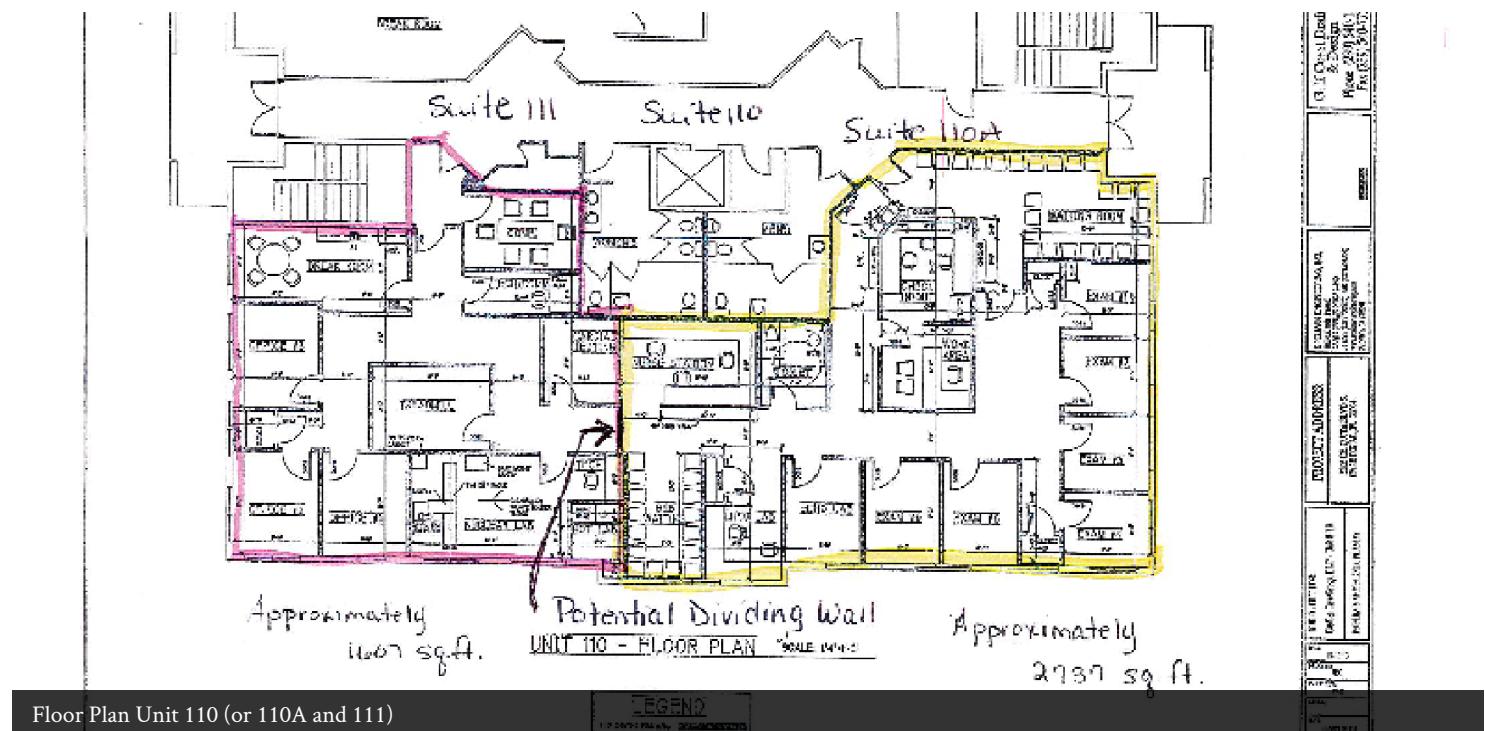
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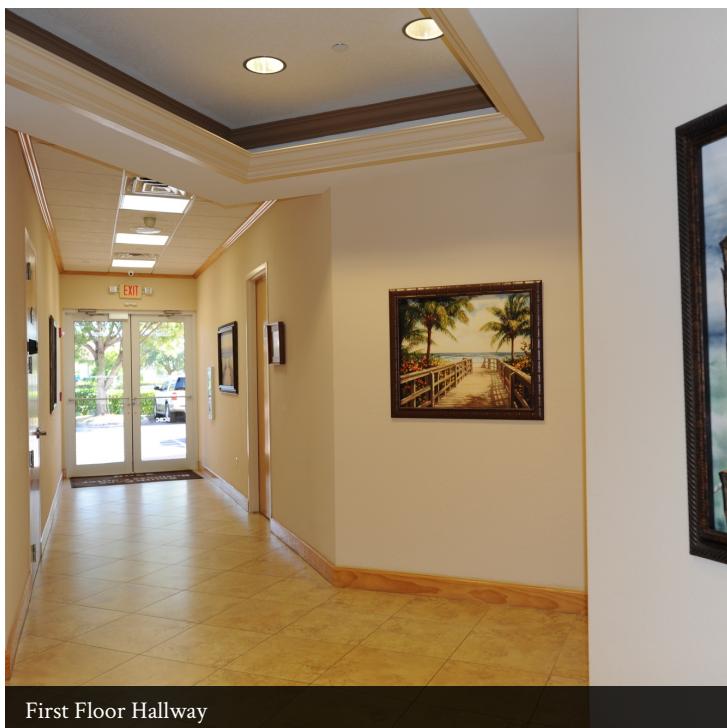
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Floor Plan Unit 110 (or 110A and 111)



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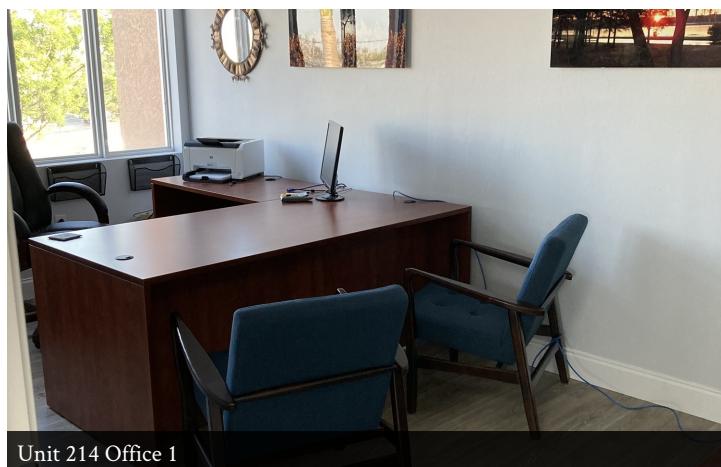
Additional Photos



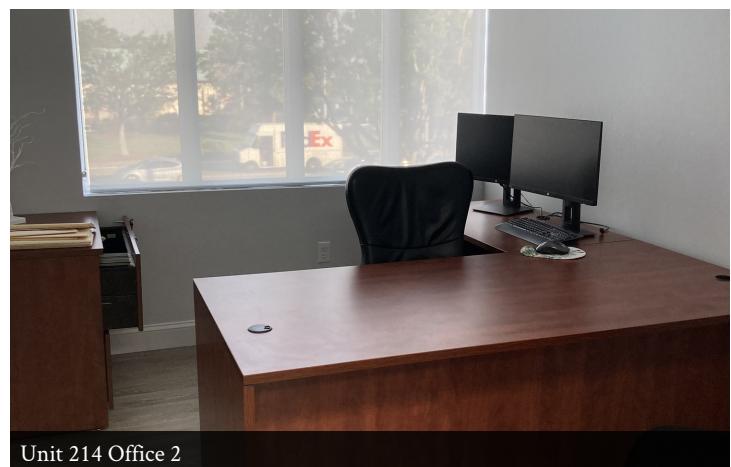
Unit 214 Entry



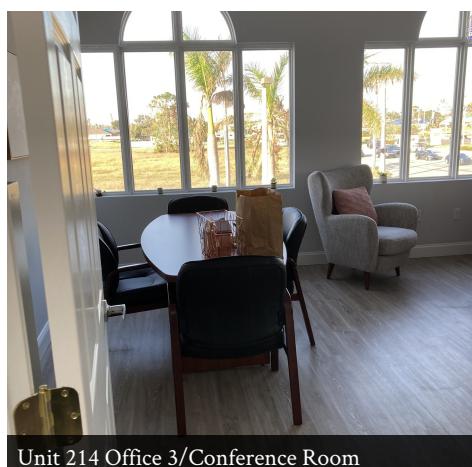
Unit 214 Reception



Unit 214 Office 1



Unit 214 Office 2



Unit 214 Office 3/Conference Room



Unit 214 Office 4



Unit 214 Kitchen behind Reception

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