

SHOPS AT *DEL SOL*
1203 NE PINE ISLAND RD
CAPE CORAL, FLORIDA 33909



FOR LEASE

Shops at *Del Sol*

New Construction For Lease

Est. Delivery Q1 2026



Pine Island Road (SR 78) | 53,500 AADT

Contact Us:
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786.683.9698
gaston@tlddeveloper.com

Commercial Corridor

Shops at Del Sol

POTBELLY SANDWICH SHOP
MATTRESS Warehouse
Swig
CHICKEN SALAD CHICK
JAMES & SONS TOBACCONISTS
GINZA Endless Sushi & Hibachi

FIRST WATCH
FIREHOUSE SUBS
PAPA JOHN'S
MISSION BBQ
Visionworks
SAGE DENTAL
magoo's
PEI WEI

Del Prado Blvd

Pine Island Road (SR78)

Fort Myers 6 Miles

Pondella Rd

53,500 AADT

41,500 AADT

Central Cape Business Park

Burnt Store Rd 6 Miles

Fairfield BY MARRIOTT

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Site Plan



PHASE 2
~1.56 AC
- FLEXIBLE OPTIONS
- BUILD TO SUIT
- GROUND LEASE

Bldg. 1
3000
SQFT

Bldg. 2A

Bldg. 2B

Bldg. 7

Bldg. 3A
6020
SQFT

Bldg. 3B

Bldg. 8

Bldg. 9
15,960
SQFT

Bldg. 4
4069
SQFT

**MATTRESS
Warehouse**



Pine Island Road (SR 78) | 53,500 AADT

Available

Leased

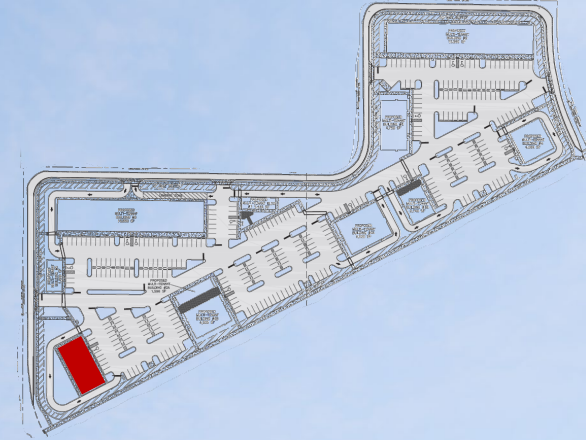
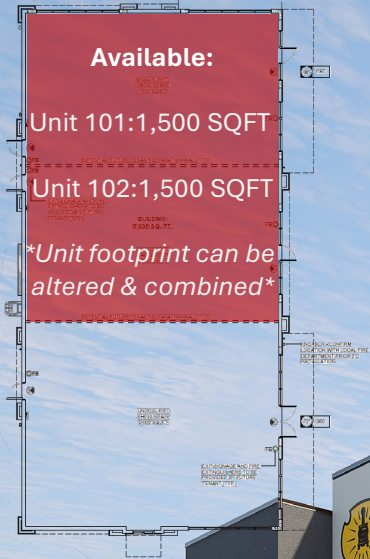
Drive Thru

Ingress

Egress

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Building 1



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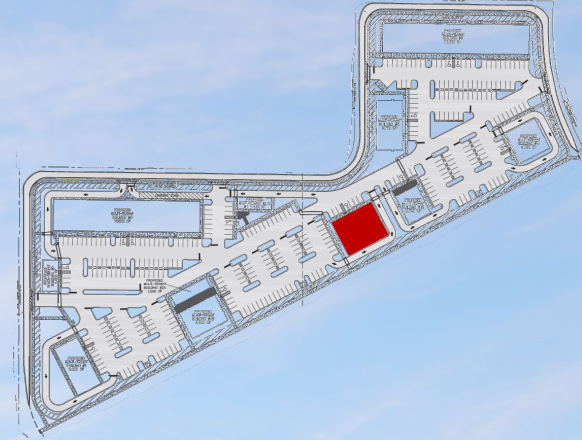
Building 3A

Available:

Unit 302A: 1,820 SQFT
Drive Thru

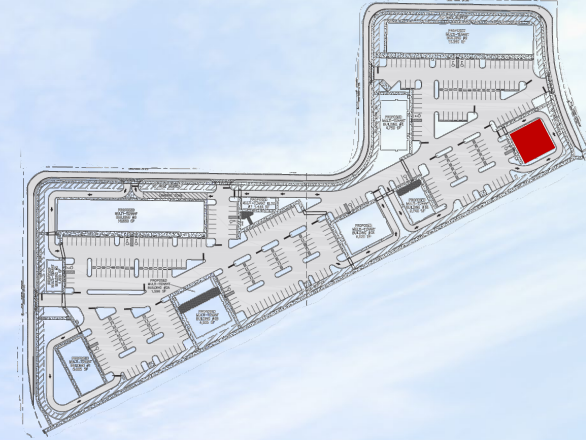
Unit 301A: 4,200 SQFT

**Unit footprint can
be altered & combined**



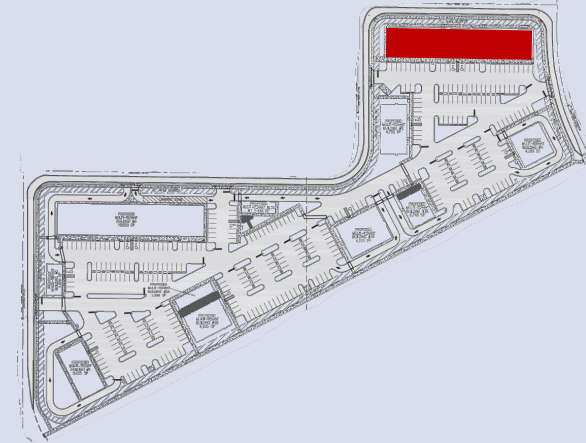
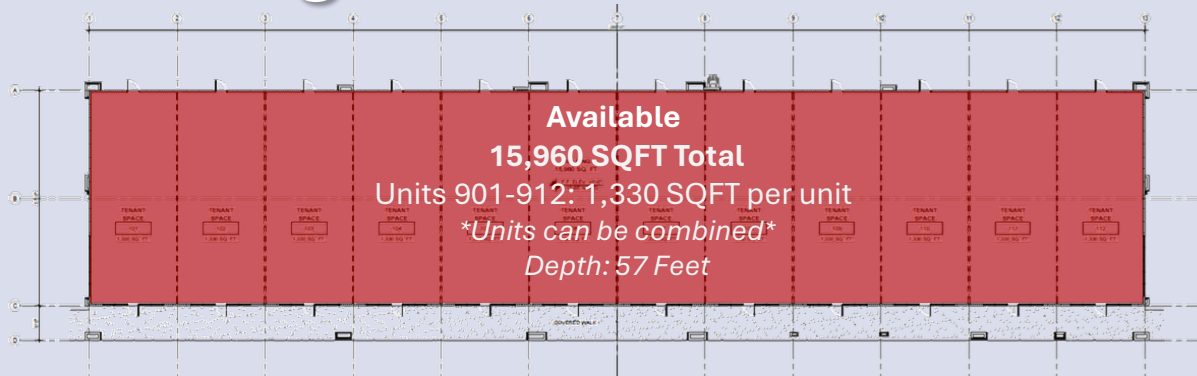
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Building 4



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Building 9



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Building 2A & 2B



Building 3B



Building 7



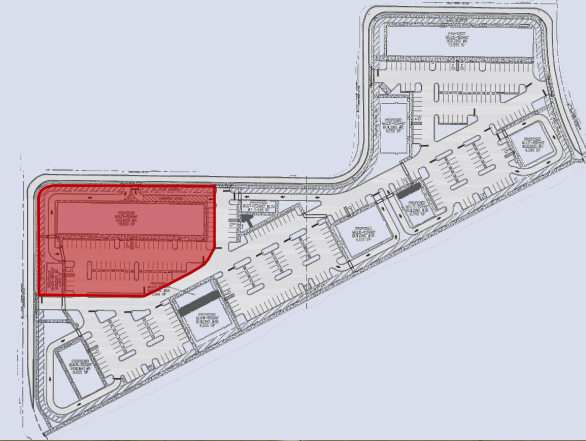
Building 8



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Phase 2

~1.56 Acres
Build to Suit
Ground Lease
Up to 18,600 SQFT GLA
Flexible Delivery



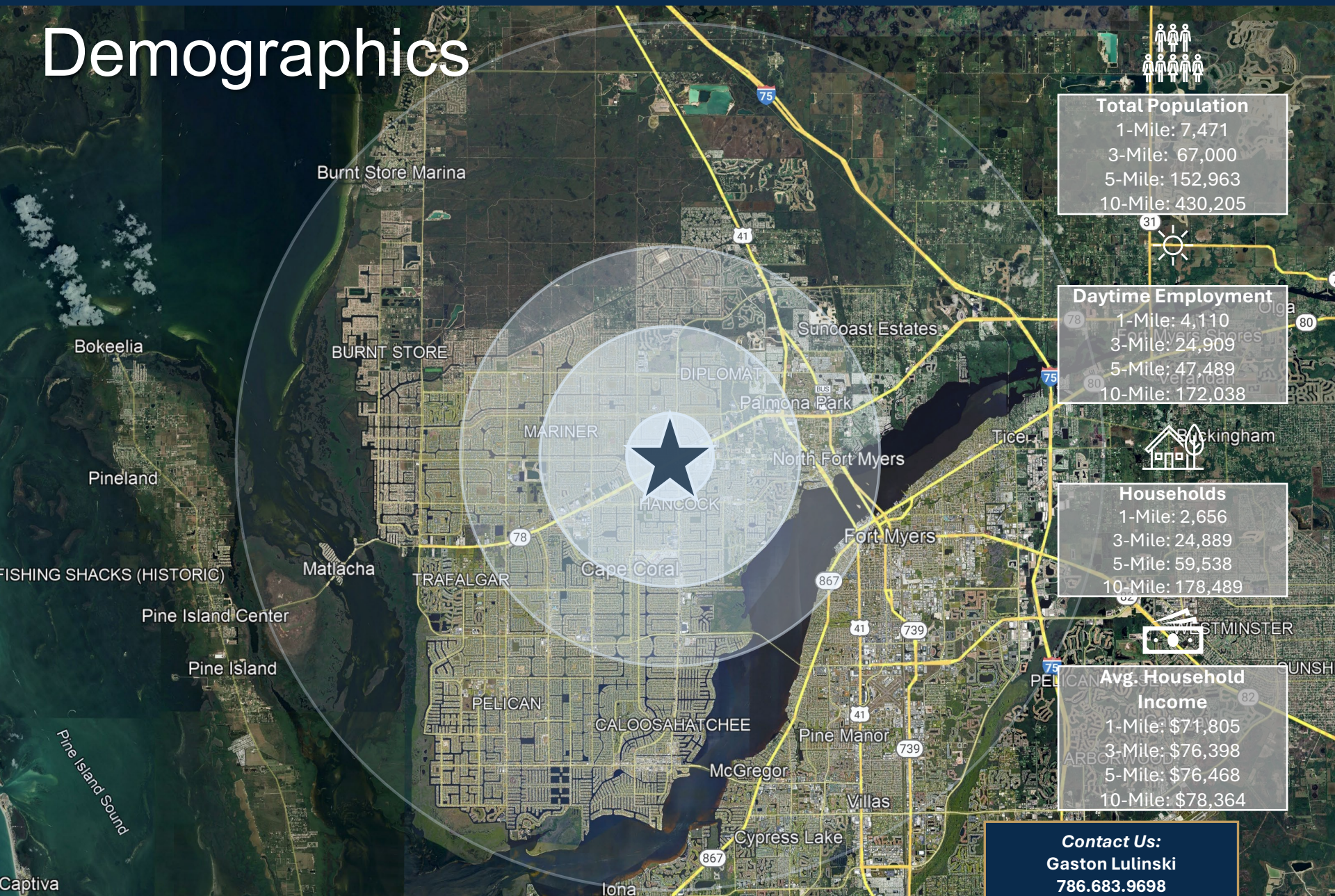
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Aerial



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Demographics



Total Population

1-Mile: 7,471
3-Mile: 67,000
5-Mile: 152,963
10-Mile: 430,205



Daytime Employment

1-Mile: 4,110
3-Mile: 24,909
5-Mile: 47,489
10-Mile: 172,038



Households

1-Mile: 2,656
3-Mile: 24,889
5-Mile: 59,538
10-Mile: 178,489



Avg. Household Income

1-Mile: \$71,805
3-Mile: \$76,398
5-Mile: \$76,468
10-Mile: \$78,364

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Construction (April 2025)



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