

1510 Santa Barbara Blvd Cape Coral, FL



CUSHMAN &
WAKEFIELD

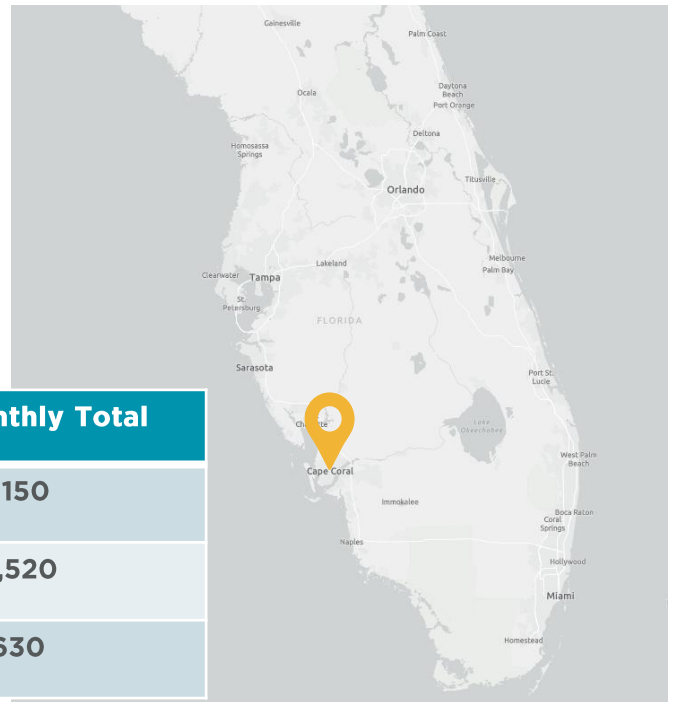
COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



Property Highlights

- Freestanding medical office building located with direct frontage on Santa Barbara (AADT: 15,400)
- Great proximity to Cape Coral hospital
- Property features ample parking and a covered carport entrance
- 20 car parking lot behind the property being paved 2025

FOR LEASE \$22.00 NNN



Size	Rate	CAM	Monthly Total
5,000 SF	\$22.00 NNN	\$9.56	\$13,150
4,000 SF	\$22.00 NNN	\$9.56	\$10,520
1,000 SF	\$22.00 NNN	\$9.56	\$2,630

GARY TASMAN
CEO / Principal Broker
(239) 489-3600
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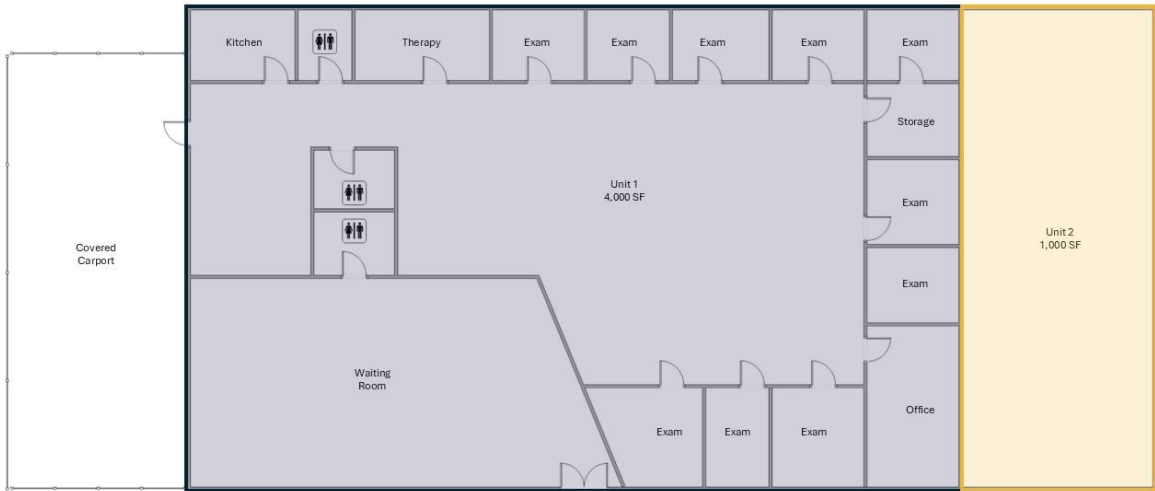
VANESSA TYLER
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Better never settles

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CENTRAL LOCATION:

THE PROPERTY IS LOCATED IN A RAPIDLY EXPANDING AREA OF CAPE CORAL, WITH DIRECT FRONTAGE ON SANTA BARBARA BLVD.



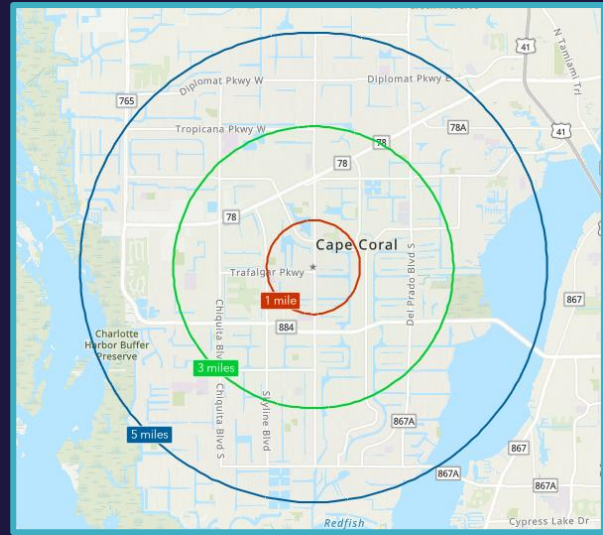
GROWING INFRASTRUCTURE:

CAPE CORAL IS EXPERIENCING A SIGNIFICANT EXPANSION TO SUPPORT ITS GROWING POPULATION. MULTIPLE EXCITING NEW DEVELOPMENTS ARE RISING WITHIN A FEW MILES OF THE PROPERTY, ENHANCING THE AREA'S APPEAL AND ACCESSIBILITY.



THRIVING BUSINESS COMMUNITY:

CAPE CORAL FOSTERS A BUSINESS-FRIENDLY ENVIRONMENT, WITH INCENTIVES, NETWORKING OPPORTUNITIES, AND A SUPPORTIVE CHAMBER OF COMMERCE TO HELP BUSINESSES SUCCEED.



2024 Demographics	1-Mile	3-Miles	5-Miles
Total Population	10,404	79,670	182,349
Total Households	3,789	30,136	71,182
Annual Population Growth 2024-2029	3.4%	3.6%	3.7%
Average Household Income	\$74,947	\$79,802	\$81,479
Median Age	43.9	44	45.4

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