

# NEW CONSTRUCTION RETAIL & PROFESSIONAL SUITES

2711 DEL PRADO BLVD | CAPE CORAL, FL

PRE-LEASING NOW | DELIVERY Q1 2027



1614 Colonial Blvd #104  
Fort Myers, FL 33907  
[LQCRE.COM](http://LQCRE.COM)

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**NEW CONSTRUCTION**



**PRE-LEASING NOW**



**CALL FOR RATES**



**7,522 SF BUILDING SIZE**



**1,260 - 7,522 SF UNIT SIZES**



**Q1 2027 DELIVERY**



**59 PARKING SPACES**

## PROPERTY HIGHLIGHTS

- New construction retail & professional suites, delivery scheduled Q1 2027
- Five suites available, 1,260 - 1,460 SF (individual or combined units possible)
- On Del Prado Blvd, Cape Coral's primary retail corridor
- Less than one mile from Veteran's Pkwy & the Midpoint Bridge
- Full glass storefronts with prominent signage band
- 59 surface parking spaces, including 2 HC spaces
- Retail or professional use
- Roof-mounted A/C preserves usable suite space
- Ideal for: retail & service tenants, financial & insurance services, salons, and professional users

## AVAILABLE UNITS

UNIT	SIZE (SF)	STATUS
Unit 101	1,496 SF	Available
Unit 102	1,417 SF	Available
Unit 103	1,478 SF	Available
Unit 104	1,417 SF	Available
Unit 105	1,260 SF	Available

5-MILE POPULATION  
**189,606**

5-MILE HOUSEHOLDS  
**82,280**

5-MILE INCOME  
**\$112,433**

5-MILE EMPLOYEES  
**85,639**

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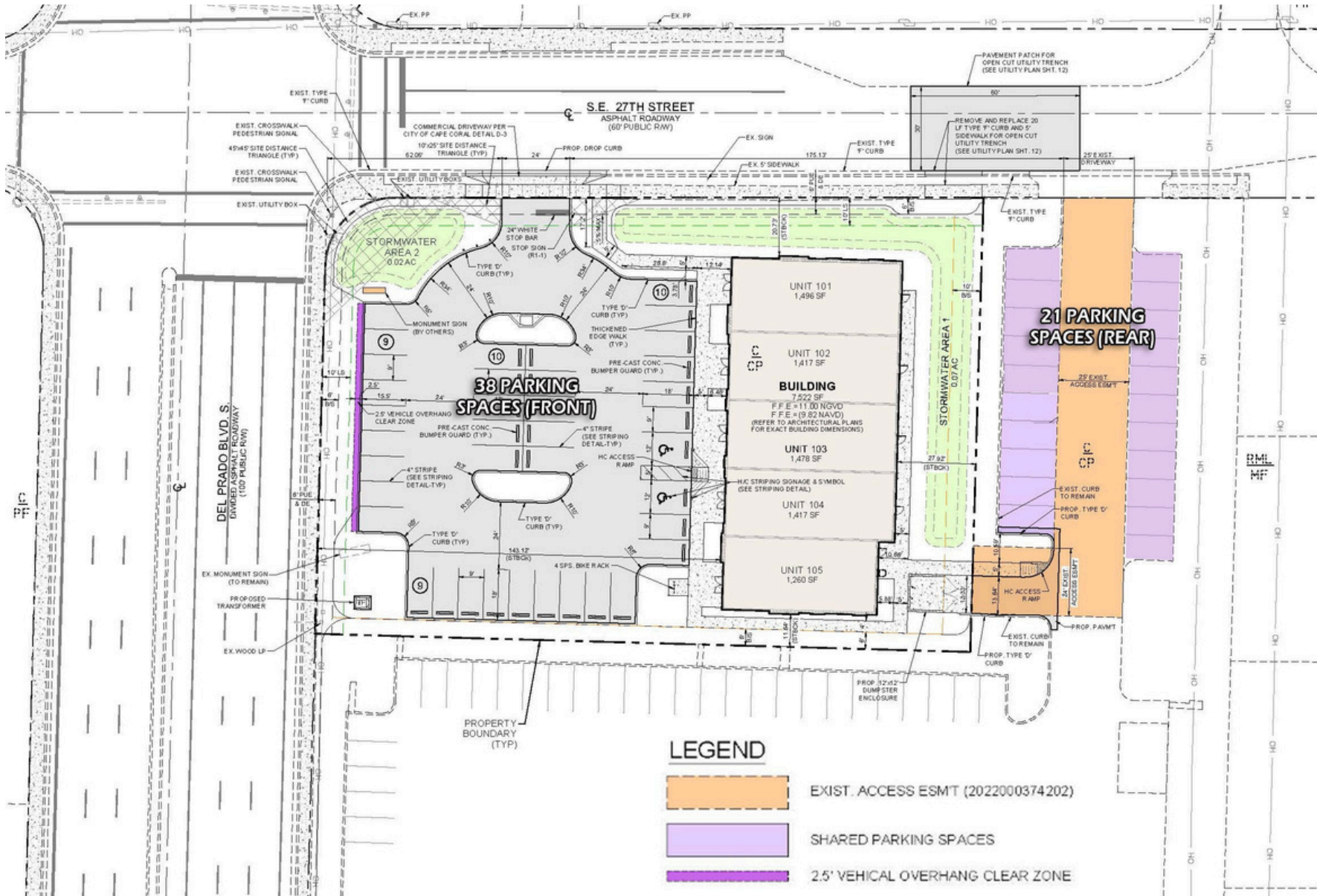
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LQ Commercial  
REAL ESTATE SERVICES

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