



LSI
COMPANIES

OFFERING MEMORANDUM

DEL PRADO WATERFRONT CENTER

2,551± SQ. FT. COMMERCIAL OFFICE FOR SALE - CAPE CORAL, FL

PROPERTY SUMMARY

Property Address: 4215 Del Prado Blvd S
Cape Coral, FL 33904

County: Lee

Property Type: Commercial Office

Building Size: 2,551± Sq. Ft

Property Size: 0.23± Acres

Zoning: Professional Office (P)

Utilities: City of Cape Coral

STRAP Number: 07-45-24-C2-00375.0010

LIST PRICE:

\$1,049,000

LSI
COMPANIES
LSICOMPANIES.COM

SALES EXECUTIVES



Mike Trivett
Sales Associate



DIRECT ALL OFFERS TO:

Mike Trivett

mtrivett@lsicompanies.com

o: (239) 489-4066 | m: (239) 940-3171

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.

EXECUTIVE SUMMARY

LSI Companies is excited to present a rare opportunity to acquire a waterfront professional office building in Cape Coral, FL, featuring approximately 2,551± Sq. Ft. of space.

The current layout includes seven enclosed offices, with the potential to create additional offices. It also boasts a spacious back office/reception area, a client waiting area, and two restrooms. The five offices located on the eastern side of the building feature large picture windows that provide unobstructed views of the canal. Additionally, the property has a private concrete boat dock, with direct access to the saltwater canal, that leads to the Caloosahatchee River and the Gulf.

Currently operating as a dental office, the property's zoning permits a wide range of uses.

The building is elevated on concrete pilings and has never experienced any interior flooding. The roof, along with the deck-to-wall attachments, was replaced in early 2023, and the parking lot was resealed and striped in November 2025.

Located with direct frontage on Del Prado Boulevard S., a highly trafficked corridor, this property is in a rapidly growing area with an estimated population growth rate of over 3.7% through 2029. The average household income within a 3-mile radius is over \$82,000. Cape Coral has consistently ranked among the fastest-growing cities in various publications, including the fastest-growing metros.

Please do not disturb the operating business and direct all communication through LSI Companies.



PROPERTY HIGHLIGHTS

- Fully built-out
- Sizeable offices
- (11) Parking spaces, (1) Handicap
- (2) Restrooms
- Waterfront (Canal)
- Gulf access
- Private concrete boat dock
- Excellent visibility along Del Prado Blvd S
- Centrally convenient to surrounding residential and commercial areas

APPROVED USES

- Professional Services
- Essential Services
- Pet Services
- Assisted Living Facility
- Banks and Finance
- Pharmacy
- Restaurant no drive-thru (SE)

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

PROPERTY EXTERIOR



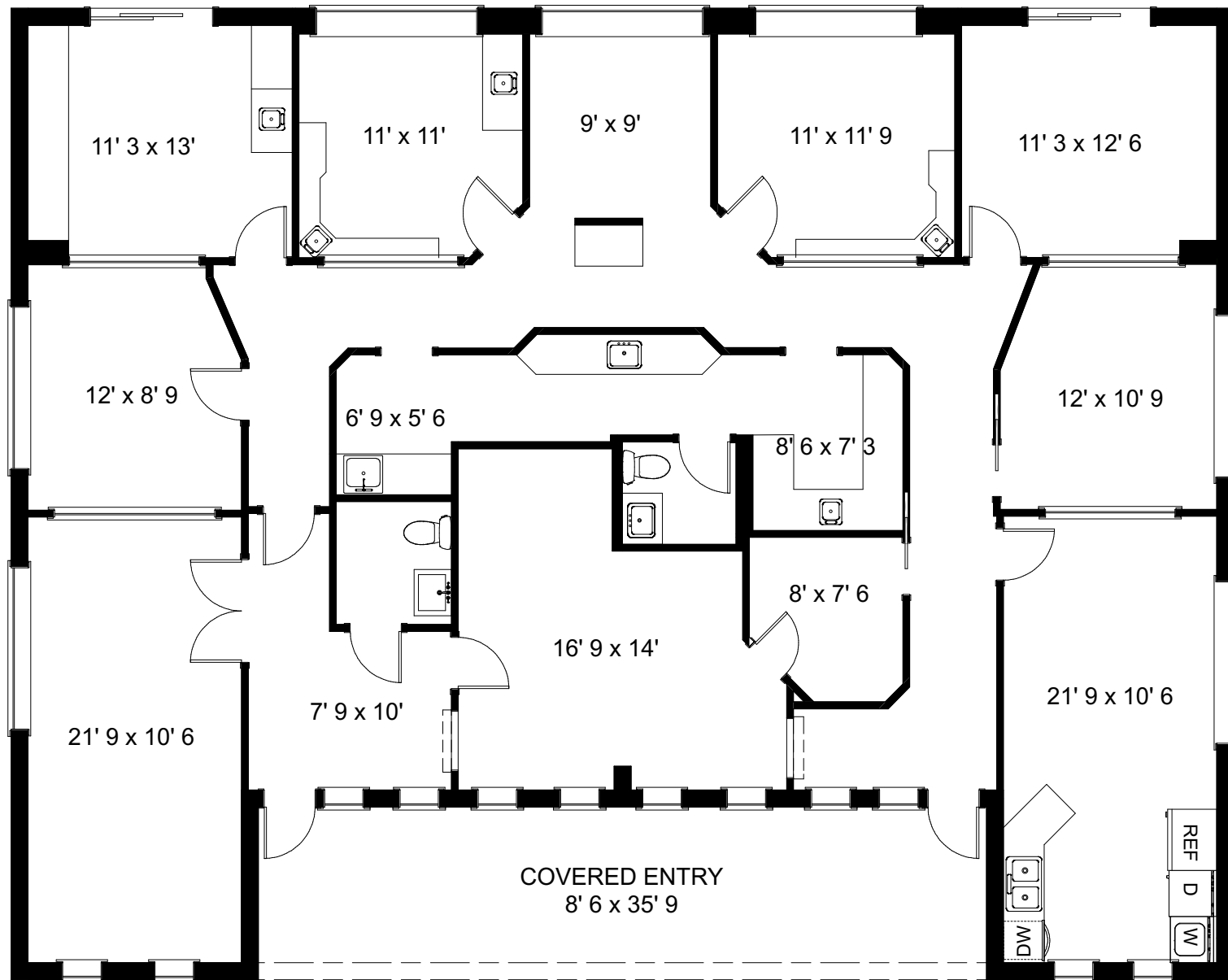
PROPERTY INTERIOR



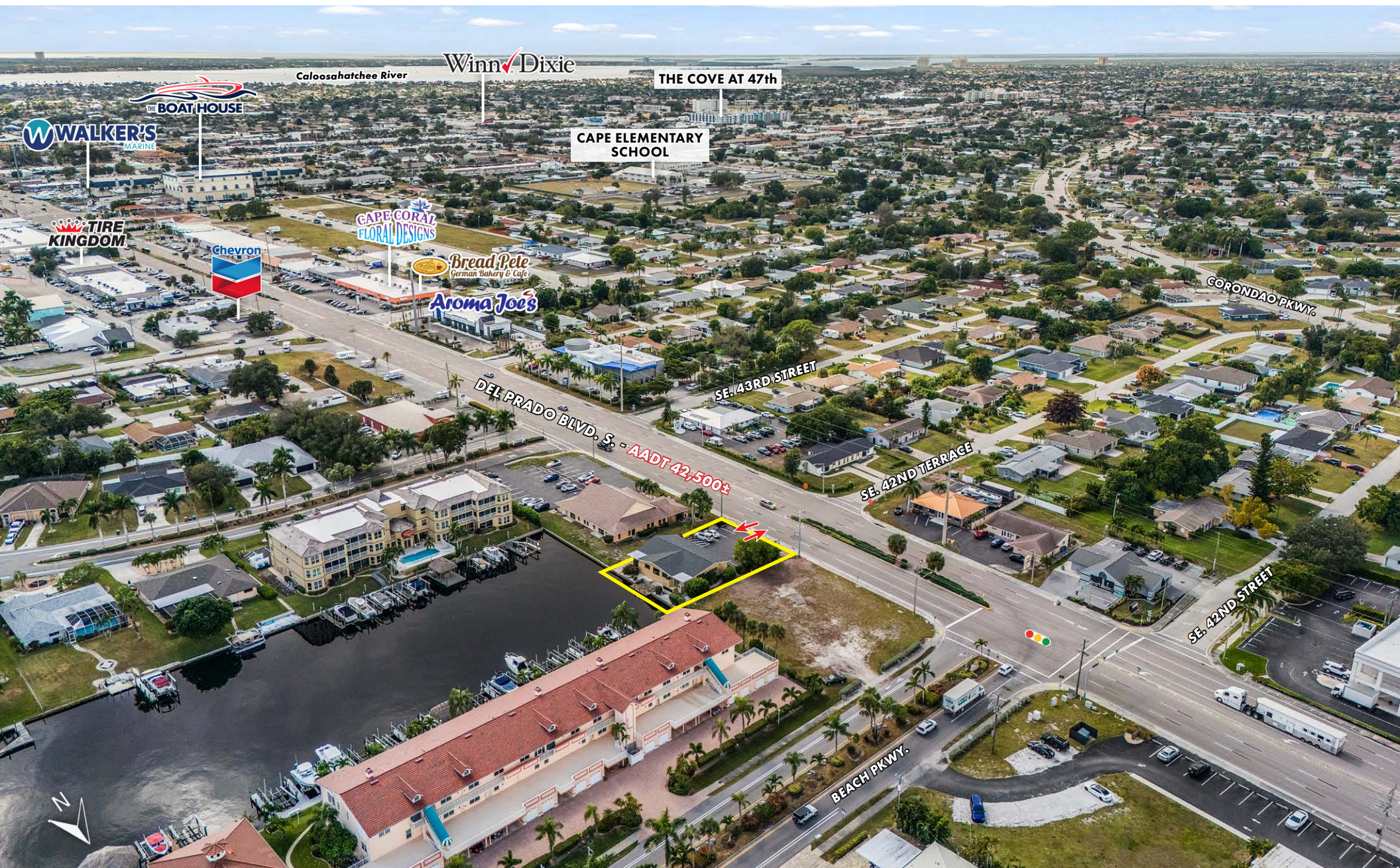
PROPERTY INTERIOR



FLOOR PLAN



PROPERTY AERIAL



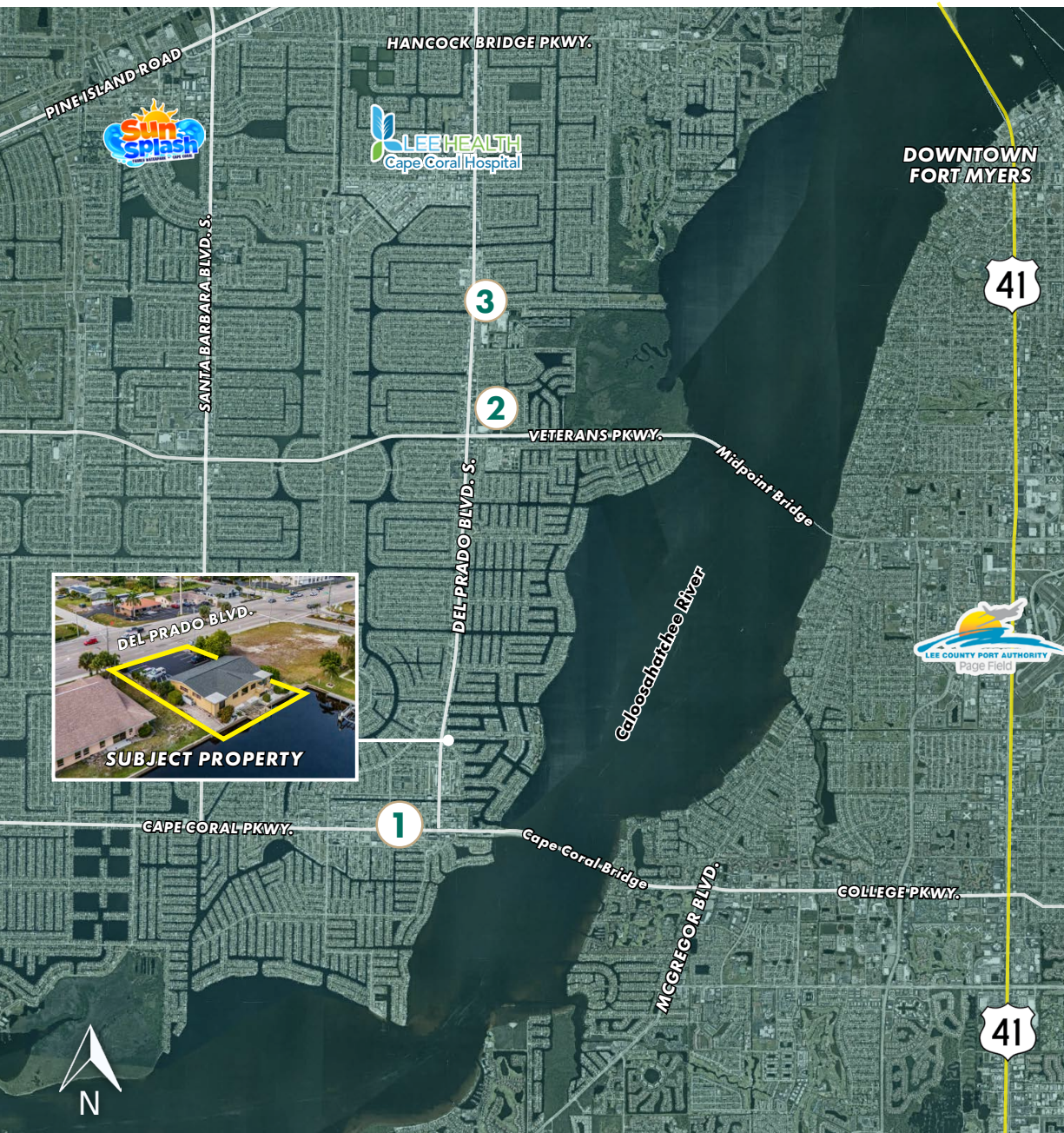
PROPERTY AERIAL



PROPERTY AERIAL



RETAIL MAP



1. CAPE CORAL PARKWAY (DOWNTOWN CAPE CORAL)



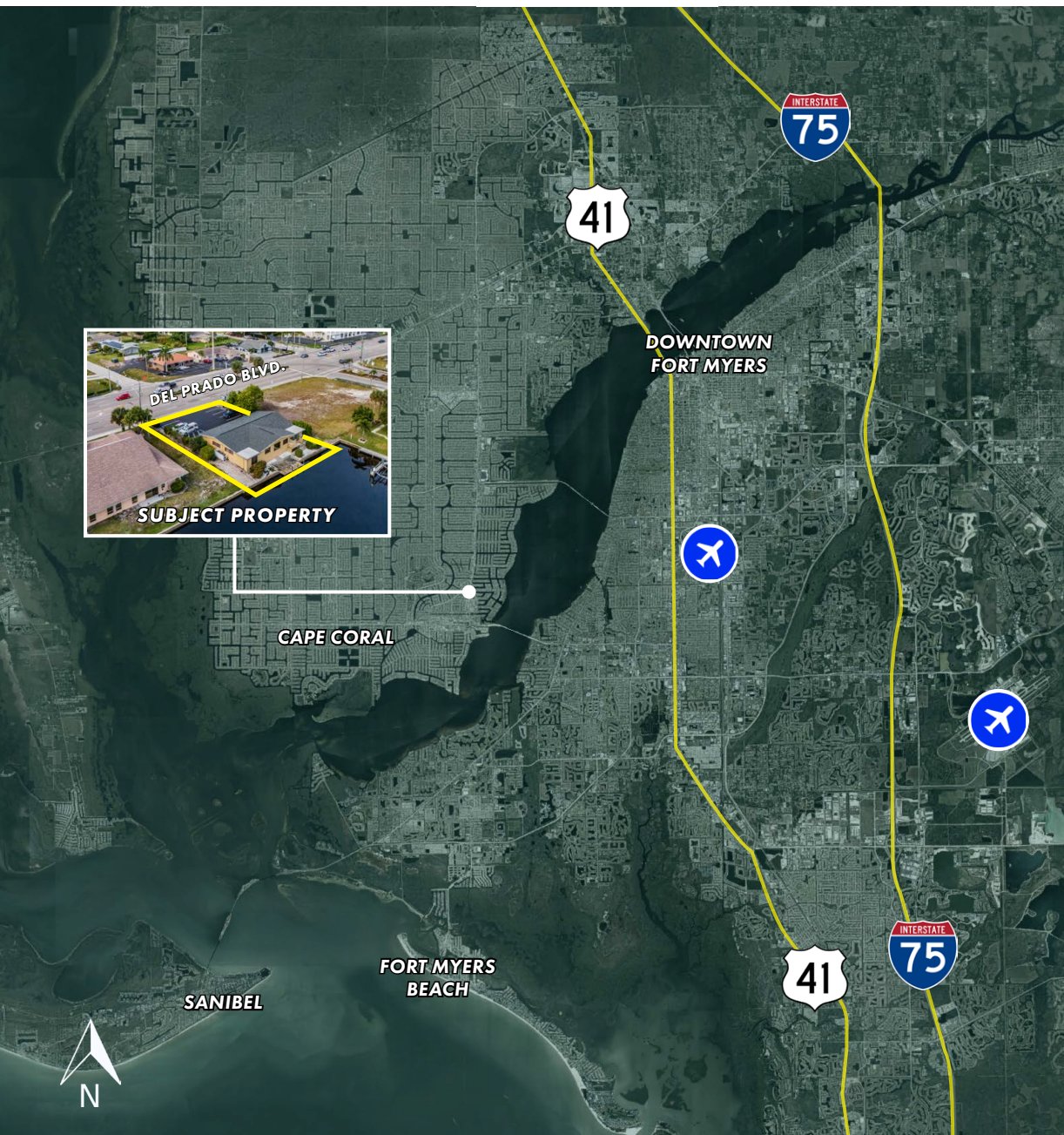
2. CORALWOOD SHOPPING CENTER



3. CORAL POINTE SHOPPING CENTER



LOCATION MAP



1 MILE RADIUS

POPULATION



8,956

HOUSEHOLDS



4,524

MEDIAN INCOME



\$75,694

3 MILE RADIUS

POPULATION



62,409

HOUSEHOLDS



28,526

MEDIAN INCOME



\$82,898

5 MILE RADIUS

POPULATION



190,604

HOUSEHOLDS



84,427

MEDIAN INCOME



\$80,667

LOCATION HIGHLIGHTS

- 3.5± miles to Fort Myers
- 4.7± miles to Cape Coral Hospital
- 10± miles to North Fort Myers
- 17± miles to Pine Island



LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller 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 Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller 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. Buyer 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 Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the potential Buyer, neither their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer and with significant experience in entitlement and development process of Charlotte County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.