



Pine Island Road



New Retail For Lease

Estimated Delivery Q1 2026

# Shops at Del Sol

1203-1211 NE Pine Island Road  
Cape Coral, FL

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# The Property

## Highlights

- New retail development on Pine Island Road and NE 13th Avenue, Cape Coral, FL 33909, minutes from Del Prado Boulevard.
- Total GLA: 63,898 SF
- 11 freestanding multi-tenant buildings from 1,430 SF to 17,400 SF
- 4 drive thru opportunities
- Frontage on Pine Island Road
- Signage available (building & pylon)
- Ample parking
- Zoning CC
- Proposed use: drive thru, QSR, restaurant with outdoor seating, retail, hotel, office, medical and service related users.
- Delivery: Mid 2025



## NEW TENANTS:



Lease Rate:

Inquire For Rates  
Est. \$9.50/SF NNN

## Details

### Buildings

1	2,200 SF
2-A	4,200 SF
2-B	1,600 SF
3-A	1,644 - 5,570 SF - Drive Thru
4	1,600 - 3,360SF - Drive Thru

### Buildings

5	1,800 SF - Single Tenancy
6	1,200 - 16,860 SF - Drive Thru
7	1,430 SF - Drive Thru
8	1,200 - 4,750 SF
9	1,200 - 17,403 SF







## Location

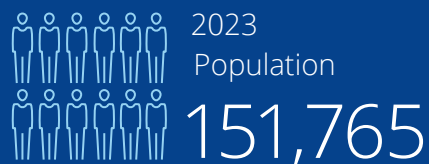
- Frontage on Pine Island Road, main north/south corridor in Cape Coral. (City records show more than 5,000 apartments under construction or planned on Pine Island Road.)
- Minutes from Del Prado Boulevard
- 56,000 AADT on Pine Island Road
- Access points: 13th Avenue and NE 10th Place
- Northwest Cape Coral market

## Cape Coral, FL

Cape Coral is located in Lee County, Florida, on the Gulf of Mexico. It is the largest city between Tampa and Miami in both population and area. Out of 10 Florida cities, Forbes ranked Cape Coral as number 4. As newcomers continue to move to Southwest Florida, the city is expected to double its size in the next two decades and is planning the infrastructure needed to support the rapid expansion. The commercial development anticipated in the area will benefit from the 3% unemployment rate, and the large available workforce graduating from several local higher education institutions, including Florida Gulf Coast University (FGCU).

Cape Coral is known for its beaches, waterways and ecological preserves. Nearby airport: Southwest Florida International Airport (RSW)

## Demographics (5 mile radius)





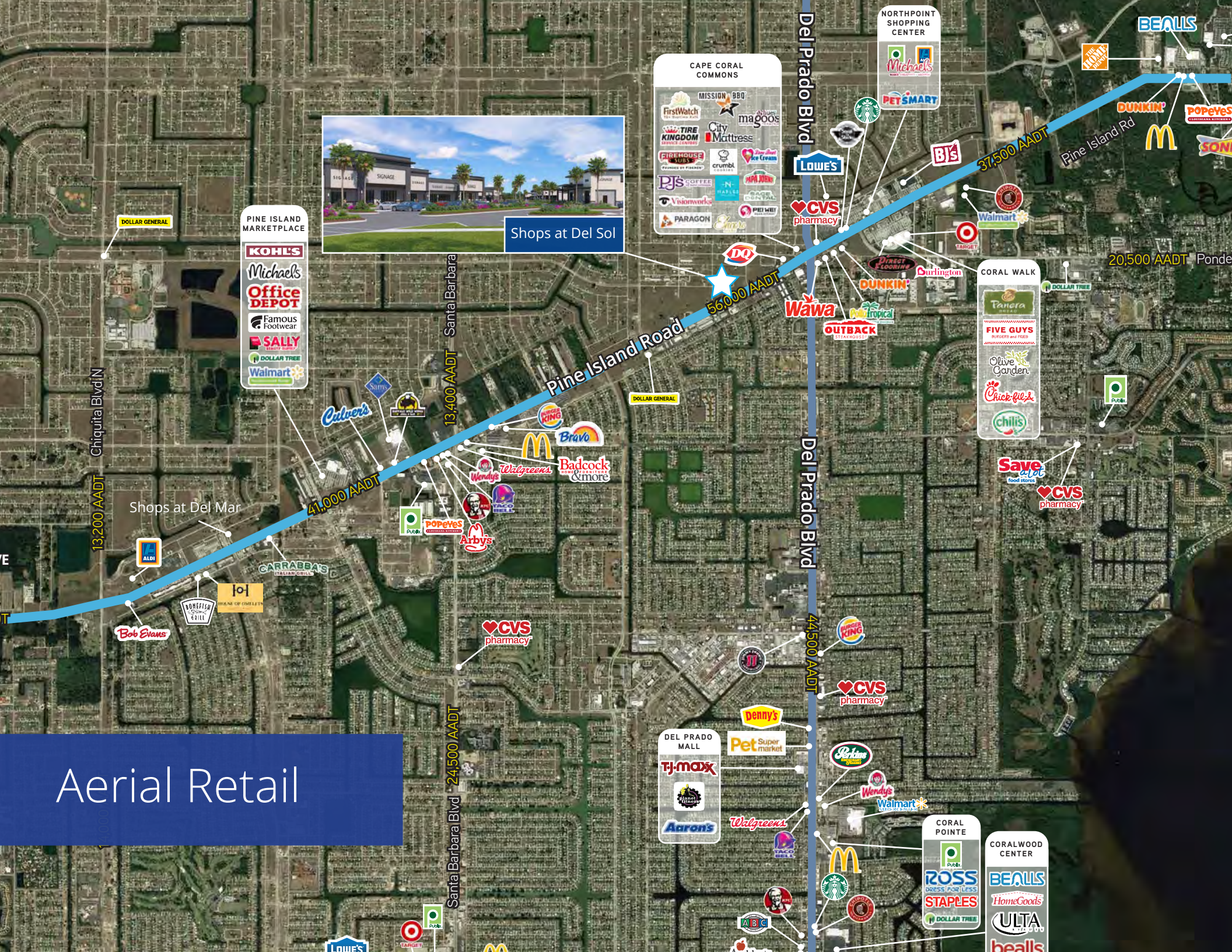


# Renderings





# Aerial Retail





# Residential Developments

5 miles



Shops at Del Sol

Shops at Del Mar

## Future and Under Construction Developments

(Greater than 100 Units)

- Condos & Townhomes (For Sale)
- Single Family (For Sale)
- Apartment (For Rent)

Map #	Project Name	Unit Type	Units Under Construction / Planned
1	Embers Lake I	Apartment	690
2	Embers Lake II	Apartment	647
3	Former News Press	Apartment	614
4	Paradise Isles	Apartment	600
5	Crane Landing/SF	Single Family	457
6	The Hadley	Apartment	444
7	Siesta Lakes	Apartment	412
8	3561 De Navarra Parkway	Apartment	402
9	Montage at Midtown	Apartment	321
10	Crane Landing/Att	Duplex	310
11	Solay Cape Coral	Apartment	300
12	Vantage	Apartment	292
13	MIVO North Fort Myers	Apartment	285
14	Merchants Crossing	Apartment	279
15	First Street	Apartment	275
16	Bayshore Pines	Apartment	269
17	Paradise Isles/TH	Townhouse	247
18	Coral Bay	Single Family	244
19	Palmera on the River	Apartment	239
20	Triton Cay II	Apartment	236
21	Vantage Lofts	Apartment	229
22	Moody Landing	Apartment	226
23	Riverfront First Street	Apartment	222
24	Barrett Park	Apartment	200
25	The Club on Pine Island	Apartment	195
26	Cape Vista	Apartment	106
<b>Total units under construction / planned within 5 miles</b>			<b>8,742</b>



# Residential Developments

5 miles



Shops at Del Sol

Shops at Del Mar

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