Pine Island Road POTBELLY Drive Thru i iii Drive Thru Drive Thru Drive Thru SIGNAGE SIGNAGE New Retail For Lease

Estimated Delivery Q1 2026

Shops at Del Sol 1203-1211 NE Pine Island Road Cape Coral, FL

Dannielle Robinson Senior Vice President | Retail Services +1 239 895 1052 dannielle.robinson@colliers.com



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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

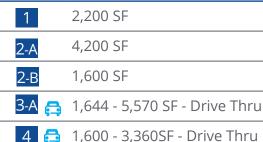


Lease Rate:

Inquire For Rates Est. \$9.50/SF NNN

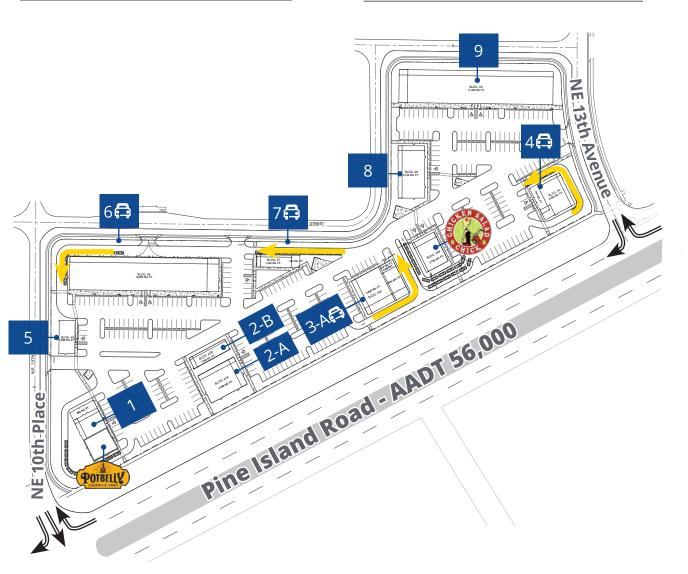
Details

Buildings



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 that 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)





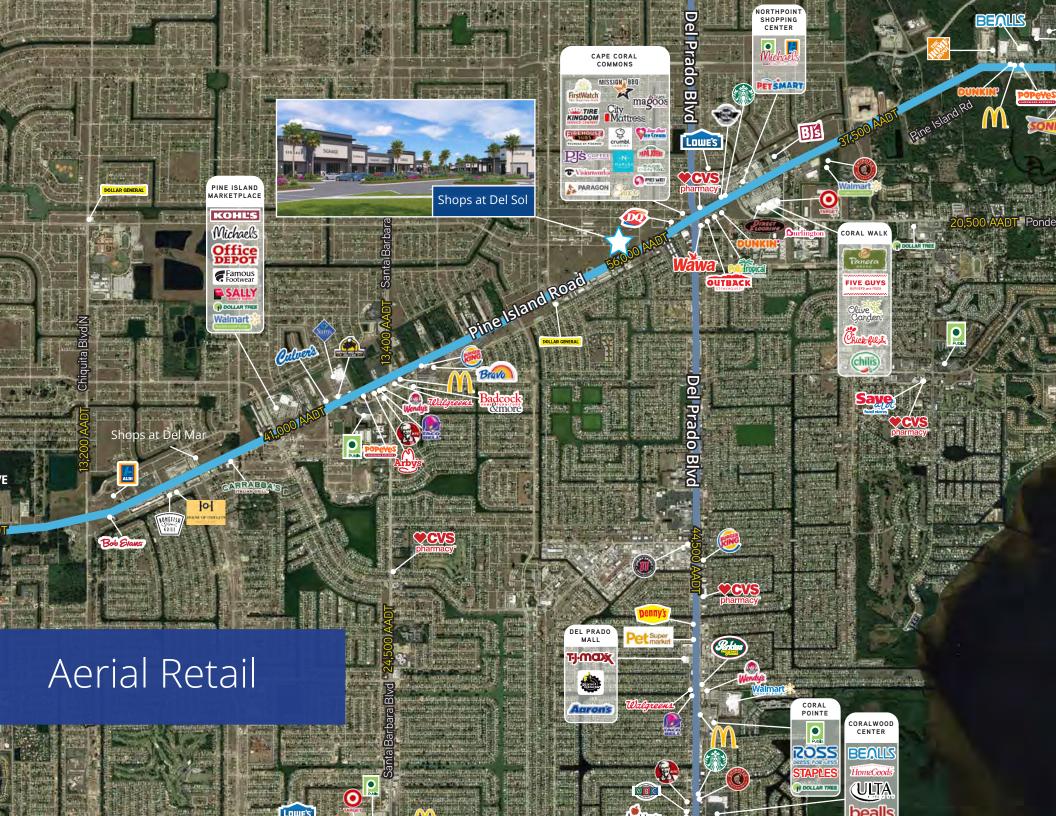
2023-28 Total Population Change 2023 Median Age 45.2 2023 Average Household Income \$85,200



Renderings







Residential Developments

5 miles

26

Cape Coral

4

Shops at Del Sol

7

25

2

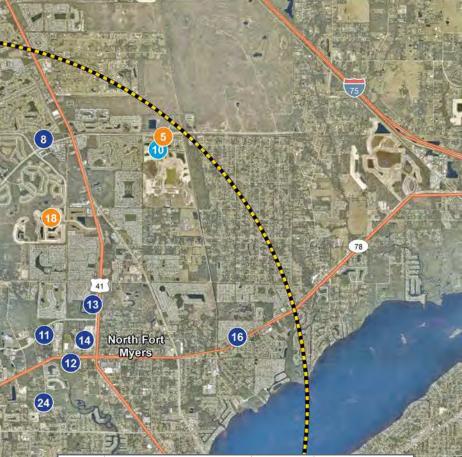
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Future and Under Construction Developments (Greater than 100 Units)

Condos & Townhomes (For Sale)

- - Single Family (For Sale)
 - Apartment (For Rent)



Map #	Project Name	Unit Type	Units Under Contruction / Planned	
1	Embers Lake I	Apartment	690	레
2	Embers Lake II	Apartment	647	
3	Former News Press	Apartment	614	-N
4	Paradise Isles	Apartment	600	D
5	Crane Landing/SF	Single Family	457	
6	The Hadley	Apartment	444	1
7	Siesta Lakes	Apartment	412	7
8	3561 De Navarra Parkway	Apartment	402	劉
9	Montage at Midtown	Apartment	321	
10	Crane Landing/Att	Duplex	310	8
11	Solay Cape Coral	Apartment	300	E C
12	Vantage	Apartment	292	
13	MIVO North Fort Myers	Apartment	285	5
14	Merchants Crossing	Apartment	279	1
15	First Street	Apartment	275	-
16	Bayshore Pines	Apartment	269	
17	Paradise Isles/TH	Townhouse	247	E
18	Coral Bay	Single Family	244	di la
19	Palmera on the River	Apartment	239	8
20	Triton Cay II	Apartment	236	2
21	Vantage Lofts	Apartment	229	
22	Moody Landing	Apartment	226	6
23	Riverfront First Street	Apartment	222	E
24	Barrett Park	Apartment	200	
25	The Club on Pine Island	Apartment	195	1
26	Cape Vista	Apartment	106	No.
Total	units under construction / planne	8,742	2	

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5 miles

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Cape Coral

4

Shops at Del Sol

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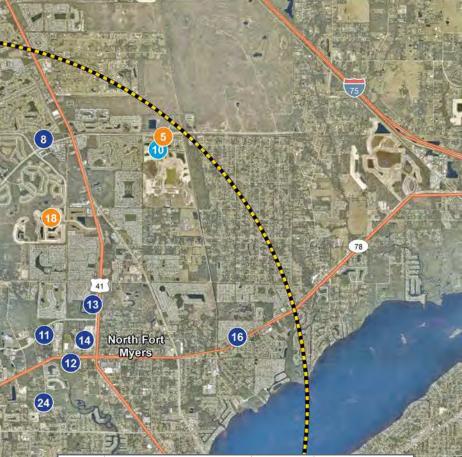
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