

MODERNA PLAZA

FOR LEASE • PRIME RETAIL OPPORTUNITY
231 DEL PRADO BLVD S • CAPE CORAL, FL 33990



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PROPERTY FEATURES

LEASE RATE & NNN

Call for Details

AVAILABLE

1,513 - 3,010± SF
6,367± Total




ZONING

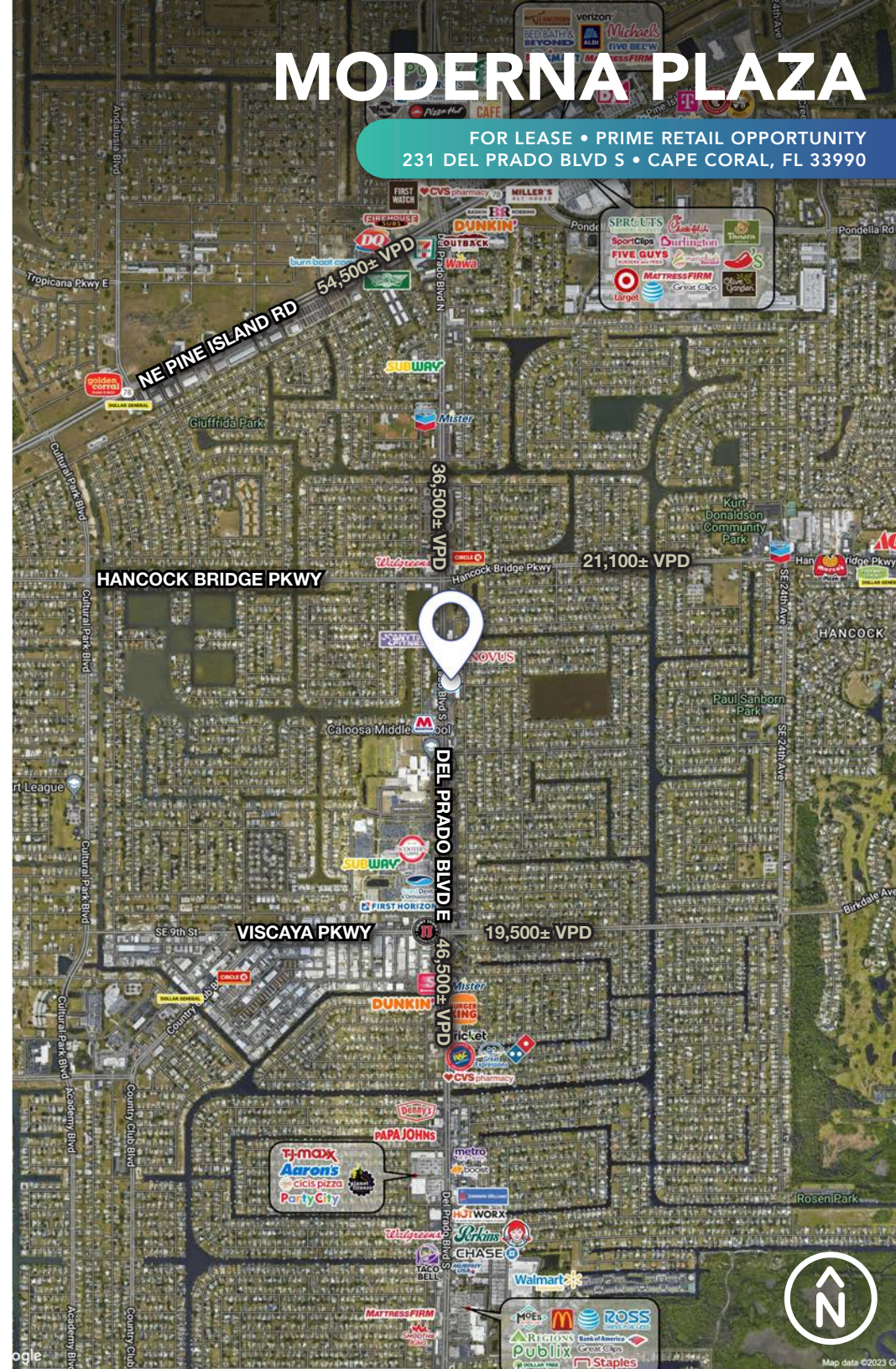
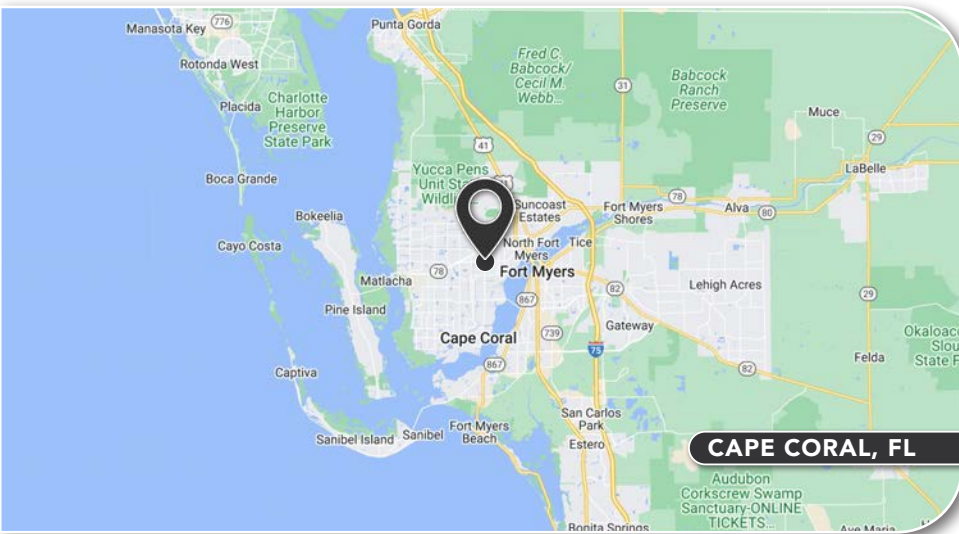
C (Lee County)

LOCATION

The subject site is located on the east side of Del Prado Blvd S just south of Hancock Bridge Pkwy in Cape Coral, Florida.

2026 DEMOGRAPHICS MODERNA PLAZA

| | 1 MILE | 3 MILE | 5 MILE |
|--|----------|----------|-----------|
|  AVERAGE H.H INCOME | \$88,823 | \$96,457 | \$100,006 |
|  POPULATION | 9,772 | 68,822 | 168,203 |
|  EMPLOYMENT DENSITY | 4,122 | 25,378 | 57,925 |



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9450 Corkscrew Palms Cir - Suite 101 - Estero, FL 33928

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SITE PLAN

| | | | | |
|----------|----------|----------|----------|--------------------|
| Unit 6-7 | Unit 5 | Unit 4 | Unit 3 | Unit 1 & 2 |
| 3,010 SF | 1,513 SF | 1,844 SF | 1,513 SF | 3,010 SF |
| | | | | 2ND GEN RESTAURANT |

| |
|----------|
| Unit 8 |
| 1,823 SF |
| Unit 9 |
| 1,848 SF |
| Unit 10 |
| 1,848 SF |
| Unit 11 |
| 1,823 SF |

| UNIT | TENANT | SF |
|-------|---------------------------------|-------|
| 1 & 2 | AVAILABLE 2ND GEN RESTAURANT | 3,010 |
| 3 | AVAILABLE | 1,513 |
| 4 | AVAILABLE | 1,844 |
| 5 | Nobile Hearing | 1,513 |
| 6 & 7 | Sunshine Kiddie College | 3,010 |
| 8 | Sunshine Kiddie College | 1,823 |
| 9 | Boca Dental | 1,848 |
| 10 | Hi Cubans! | 1,848 |
| 11 | Save RX Pharmacy | 1,823 |



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PHOTOS



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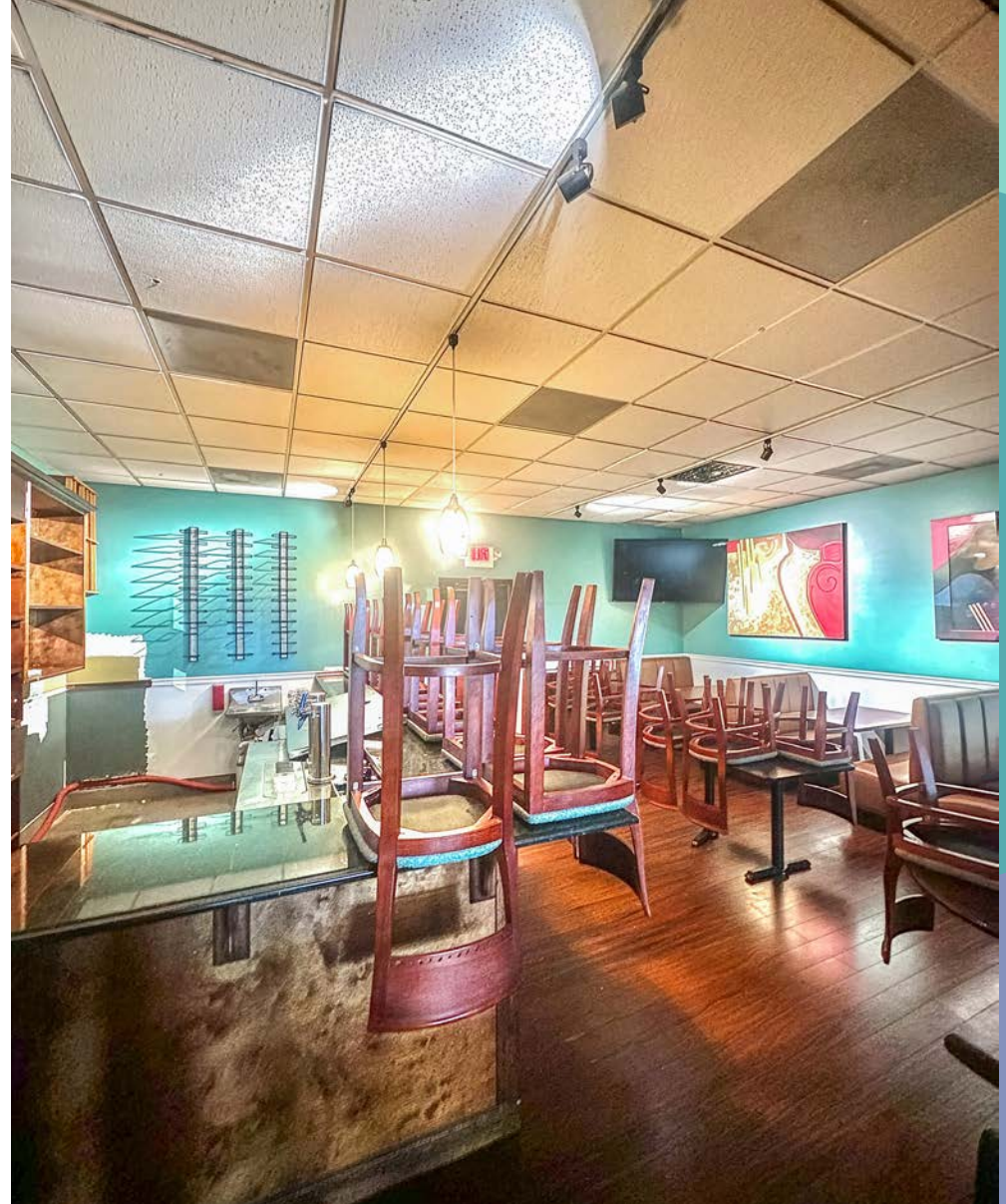
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2ND GEN RESTAURANT



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