



MODERNA PLAZA

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



CONTACT US:

DARREN MOORE

Senior Advisor
239.334.3040
Darren.Moore@trinitycre.com

JOHN PAULICH IV

Senior Advisor
239.334.3040
John.Paulich@trinitycre.com

DOUG OLSON

Partner
239.334.3040
Doug.Olson@trinitycre.com






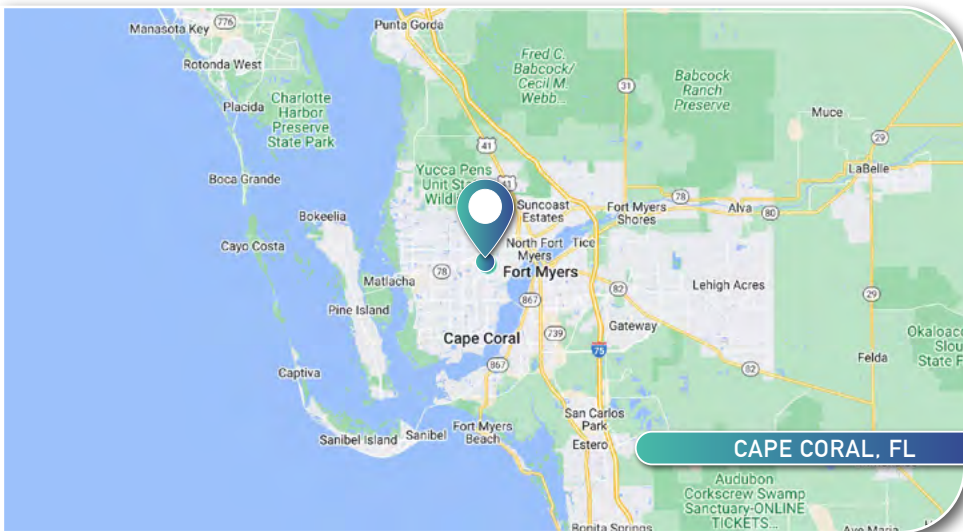
PROPERTY FEATURES

LEASE RATE & NNN	CALL FOR DETAILS
AVAILABLE	1,450 - 1,800± SF
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.

2024 DEMOGRAPHICS

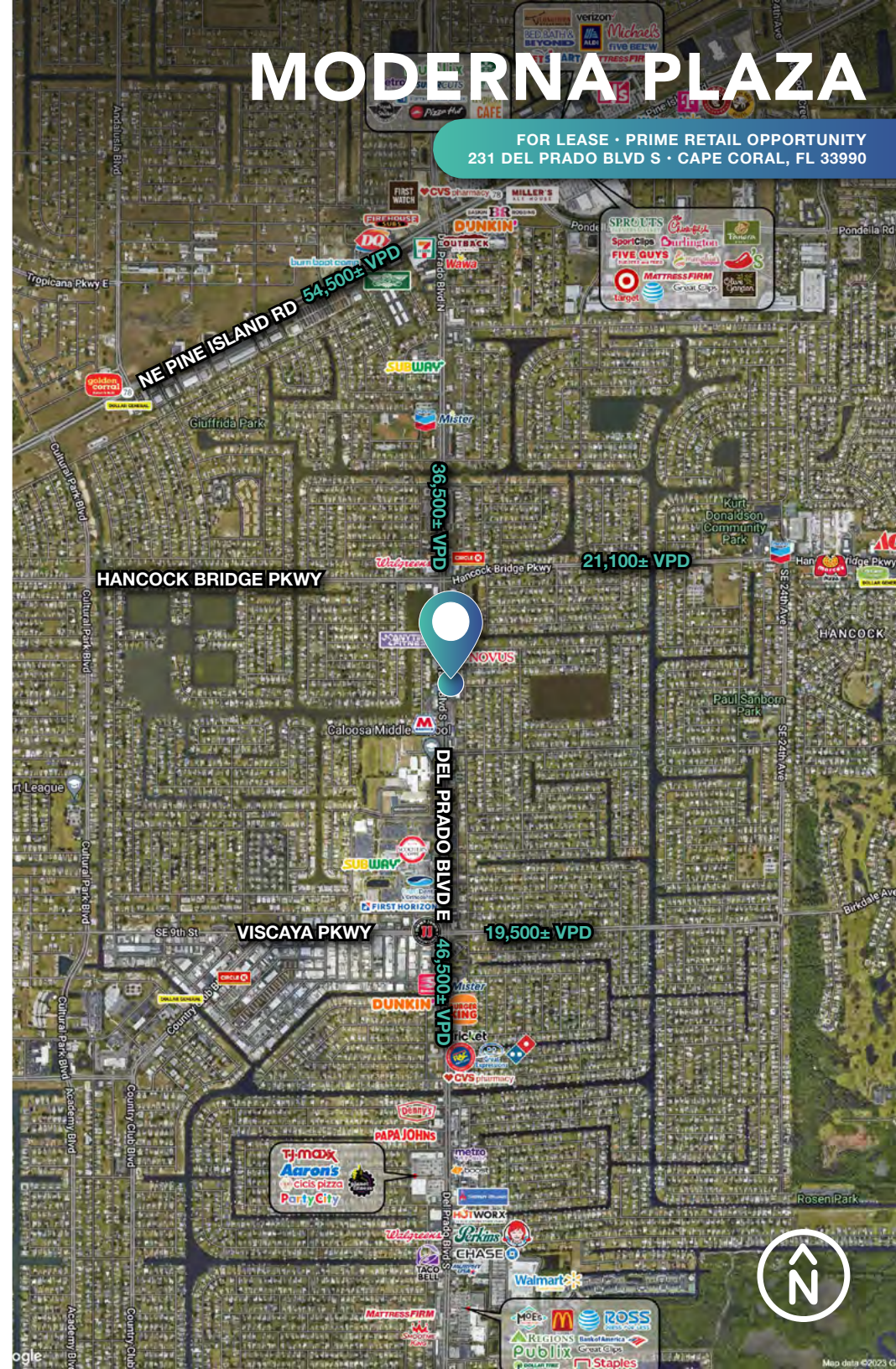
MODERNA PLAZA

	1 MILE	3 MILE	5 MILE
 AVERAGE H.H INCOME	\$91,474	\$95,556	\$100,309
 POPULATION	10,603	67,034	182,345
 EMPLOYMENT DENSITY	4,070	24,189	56,494



MODERNA PLAZA

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



TrinityCRE.com
9450 Corkscrew Palms Cir · Suite 101 · Estero, FL 33928
© 2024 Trinity Commercial Group
This information is considered accurate, but not guaranteed.



MODERNA PLAZA

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

SITE PLAN

Unit 6-7	Unit 5	Unit 4	Unit 3	Unit 1-2
2,850sf	1,450sf	1,750sf	1,450sf	2,919sf

Unit 8
1,773sf
Unit 9
1,750sf
Unit 10
1,800sf
Unit 11
1,800sf

UNIT	TENANT	SF
1 & 2	Misto Bar & Grill	2,919
3	Available	1,450
4	Aquarium Store	1,750
5	Nobile Hearing	1,450
6 & 7	Sunshine Kiddie College	2,850
8	Wingnuts	1,773
9	Salon Lilly	1,750
10	Available	1,800
11	Save RX Pharmacy	1,800



TrinityCRE.com

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

© 2024 Trinity Commercial Group

This information is considered accurate, but not guaranteed.



MODERNA PLAZA

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

PHOTOS



TrinityCRE.com

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

© 2024 Trinity Commercial Group

This information is considered accurate, but not guaranteed.

MEMBER OF:
SITE SOURCE
RETAIL BROKER NETWORK