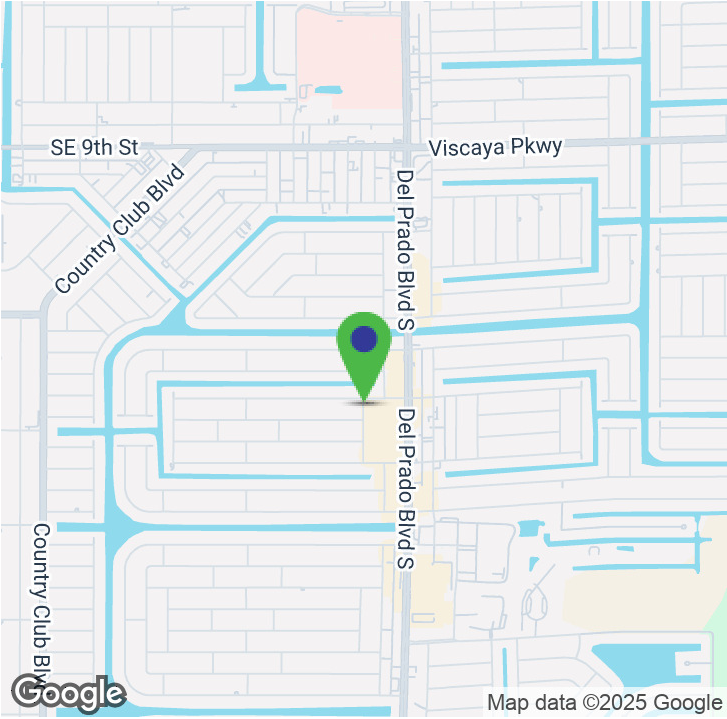


# 1404 DEL PRADO BLVD S STE 165 CAPE CORAL, FL 33990



## Retail Condo Available on Del Prado Blvd S



LEASE RATE	\$21.00 SF/YR
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### OFFERING SUMMARY

STRAP #:	194424C3008000060
Total Available SF:	1,620 SF
Lease Type:	NNN
CAM:	\$4.87
Zoning:	C

### DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Population	75,638	195,496	456,795
Total Households	30,254	80,009	196,034
Median Age	47	45	48
Average HH Income	\$86,632	\$87,567	\$86,825

### PROPERTY OVERVIEW

This 1,620 SF retail unit features a clean, open layout that works well for a wide range of business uses. Located in the recognizable Del Prado Mall plaza, the space offers convenient access right off Del Prado Blvd S and sits among well-established neighboring businesses, including Planet Fitness. The property provides ample parking and benefits from steady day-to-day activity within the plaza, making it a practical and well-positioned option for retailers or service operators looking for a solid location in the South Cape market.



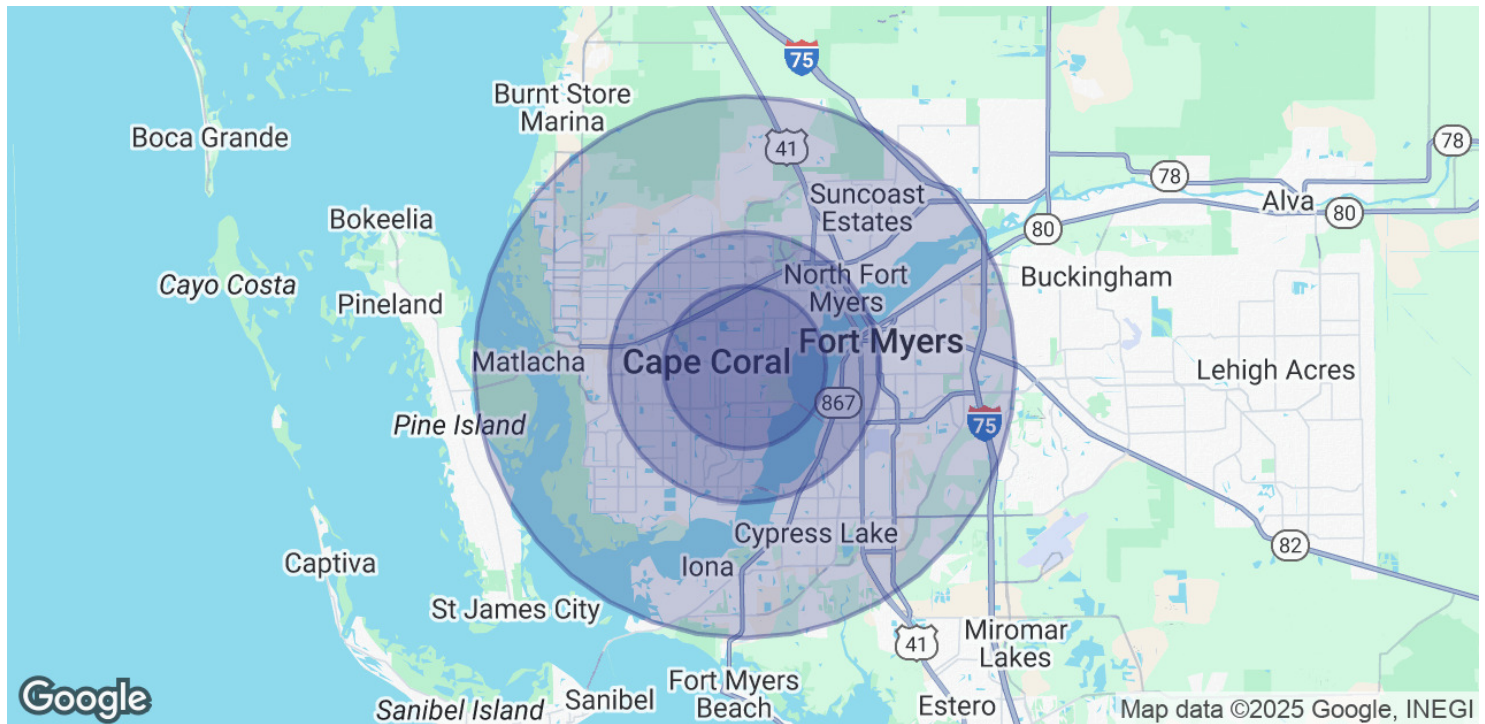
**CARLOS ACOSTA, CCIM**  
239.823.0115  
cacosta@ccim.net

**CRES Commercial Real Estate Services of SWFL, INC**  
1490 NE Pine Island Rd Suite 6F • Cape Coral, FL 33909  
239.980.0081 • cresswfl.com

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## Demographics Map & Report



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	75,638	195,496	456,795
Average Age	47	45	48
Average Age (Male)	46	45	47
Average Age (Female)	48	46	49

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	30,254	80,009	196,034
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$86,632	\$87,567	\$86,825
Average House Value	\$359,011	\$362,250	\$355,197

Demographics data derived from AlphaMap