

For Lease

# Shops at Del Mar

1019-1027 SW Pine Island Rd  
Cape Coral, FL



Accelerating success.

Join Papa John's, Tropical Smoothie, Capriotti's and  
VN Nails & Spa



# Property Highlights



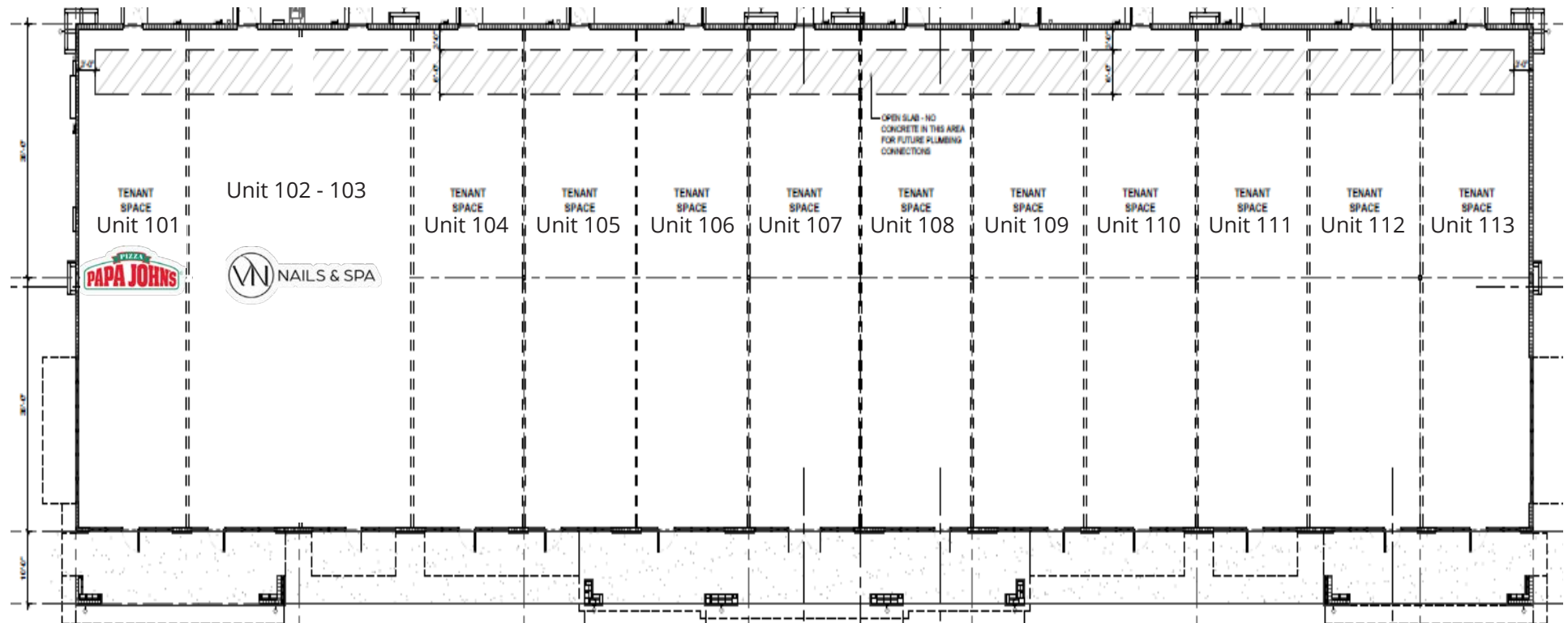
- New retail development at the intersection of Pine Island Road and SW 10th Place, Cape Coral, FL 33909
- 29,150± SF GLA
- Zoning CC
- 4 freestanding multi-tenant buildings from 1,500± SF to 18,470 SF with one drive thru
- Frontage on Pine Island Road
- Signage available (building & pylon)
- Ample parking
- Proposed use: QSR, restaurant with outdoor seating, retail, office, medical and service related users.

**Est. Delivery October 2024**

# Specifications

## Building 1:

- GLA: 18,470 SF
- Availability: 10 units, 1,500± SF each
- Can be combined

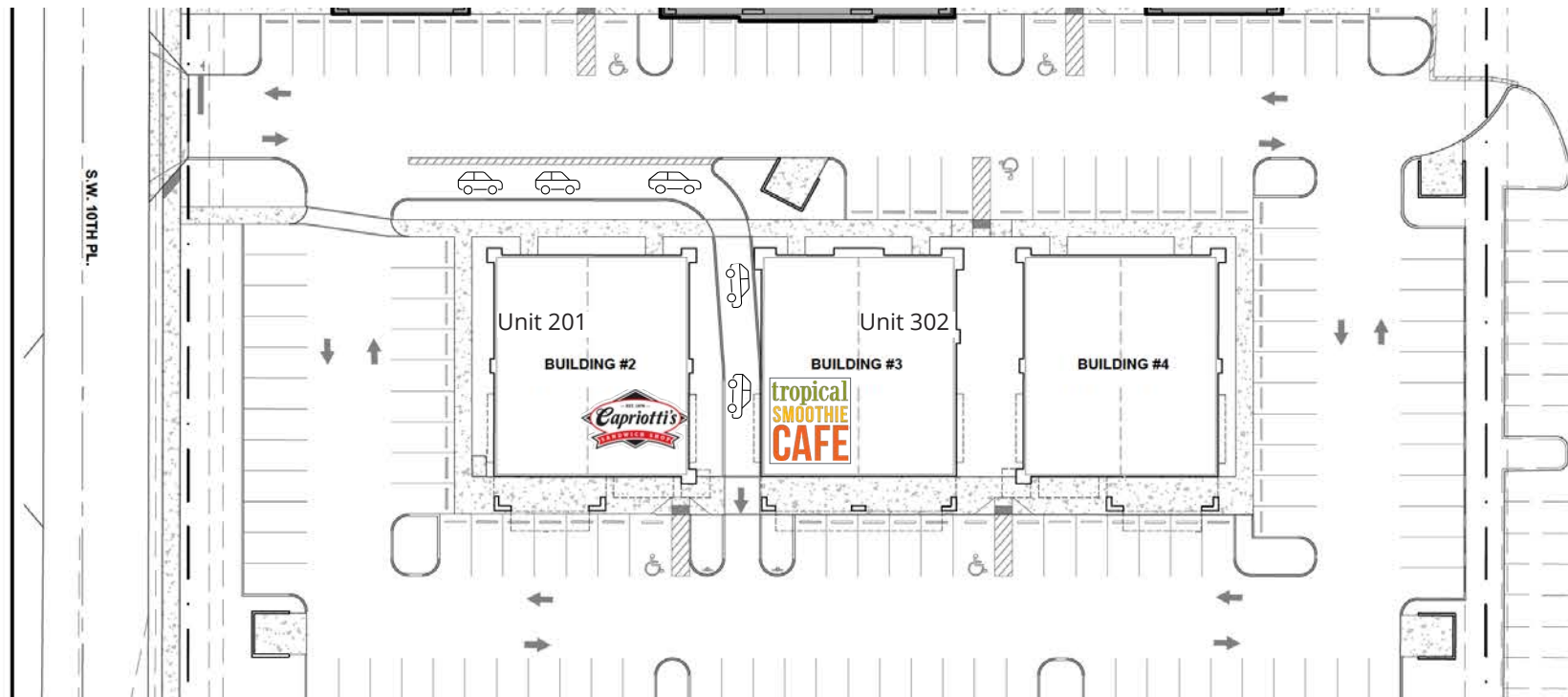


Lease Rate:  
Starting at \$32.00/SF  
Est. \$9.50/SF NNN

# Specifications

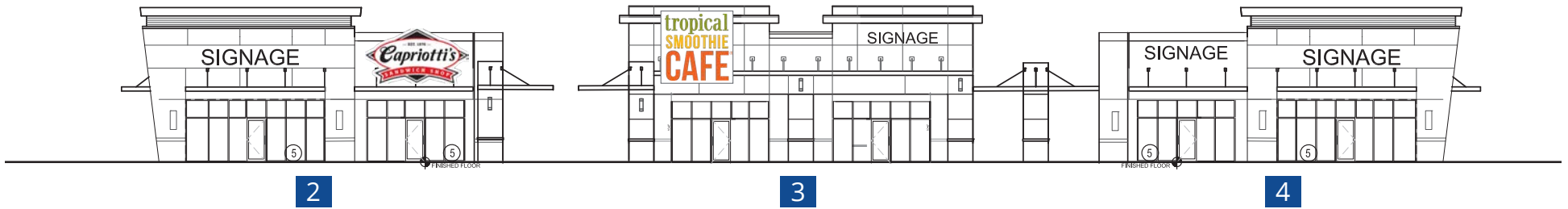
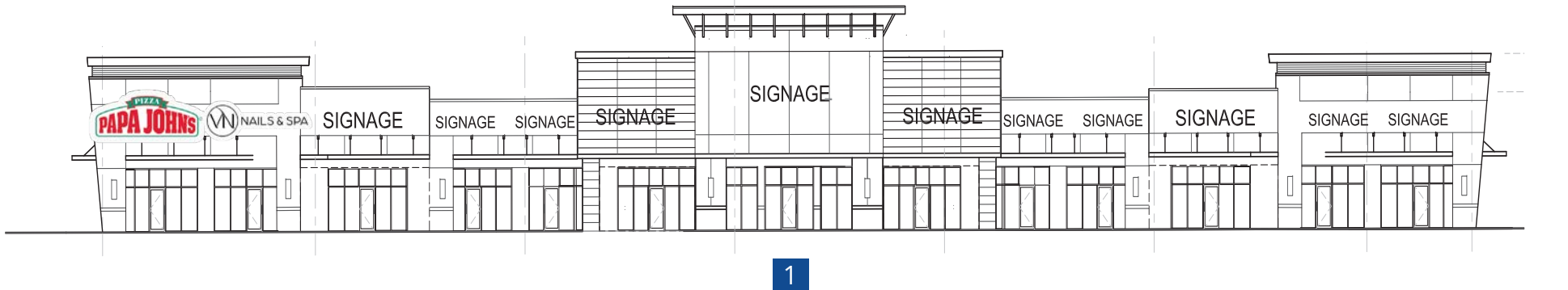
## Buildings 2, 3, 4:

- Building 2: Unit 201 - 2,060 SF
- Building 3: Unit 302 - 2,086 SF
- Building 4: 1,780 - 3,560 SF
- Open patio area between buildings 3 and 4
- Frontage on Pine Island Road



Lease Rate:  
\$44.00/SF  
Est. \$9.50/SF NNN







Shops at Del Mar Rendering



Shops at Del Mar - Under Construction

## Location

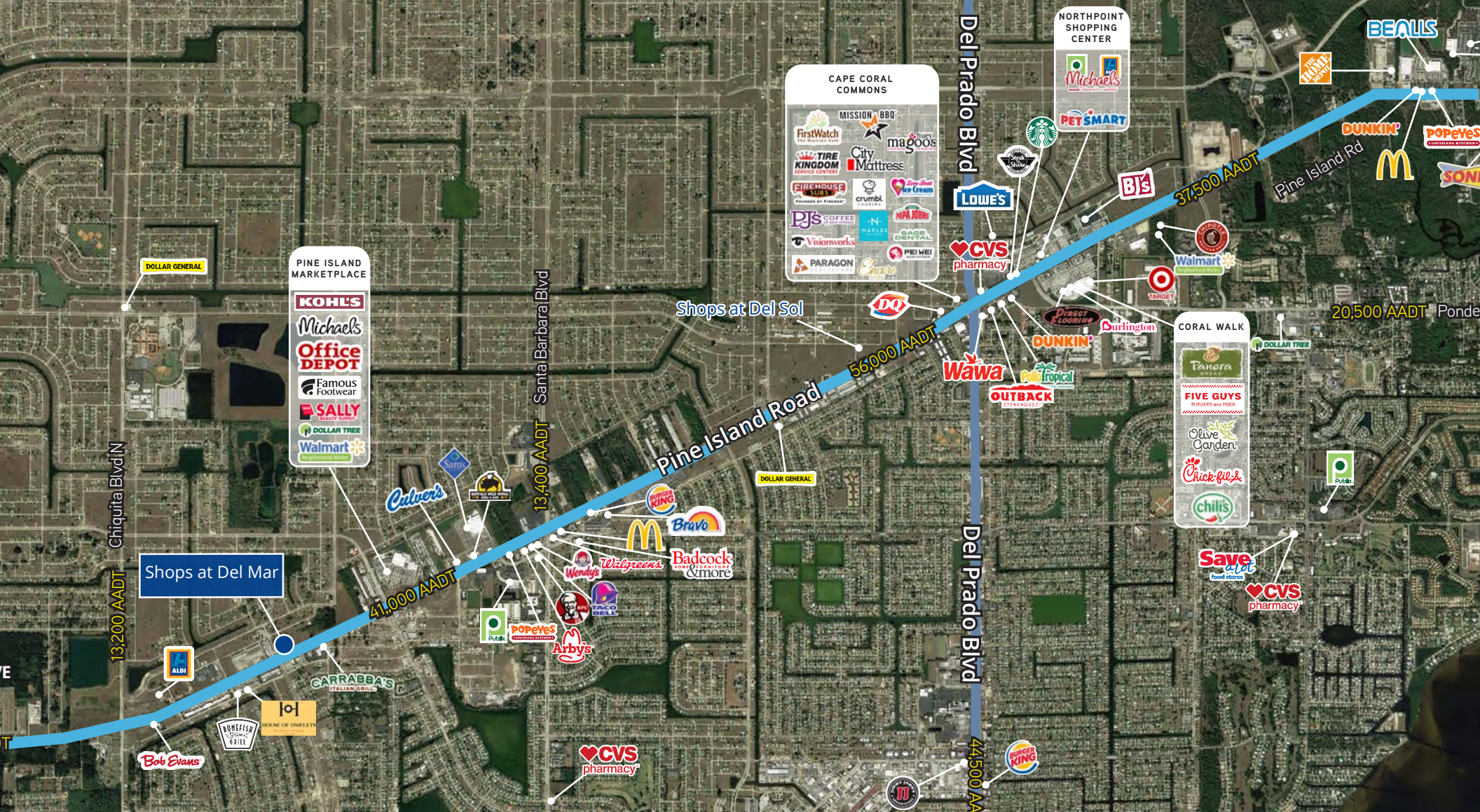
The new retail center is located in Cape Coral, Lee County, Florida. Cape Coral is the largest city between Tampa and Miami in both population and area. Out of 10 Florida cities, Forbes ranked Cape Coral as number 4. As newcomers continue to move to Southwest Florida, the city is expected to double its 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)



Shops at Del Mar - Buildings 2,3





## Demographics (5 mile radius)

2023 Population  
 167,729

2023-28 Total Population Change  
 4.7%

2023 Median Age  
 42.1

2023 Average Household Income  
 \$90,908



# Residential Developments

5 miles

Shops at Del Mar

Shops at Del Sol

North Fort Myers

Cape Coral

## 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>





Shop at Del Mar Rendering

# Contact

**Dannielle Robinson**  
Senior Vice President | Retail Services  
P: 239 895 1052  
dannielle.robinson@colliers.com

**Fabienne Porter**  
Senior Client Service Specialist  
+1 727 450 6961  
fabienne.porter@colliers.com



*View All Listings*



12800 University Drive | Suite 400  
Fort Myers, FL 33907  
+1 239 418 0300  
colliers.com/southwestflorida

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). ©2024. All rights reserved.