

# 6,600 SF Medical Office Building

FOR LEASE

1304 SE 8th Terrace  
Cape Coral, FL 33990



AURUM

# THE SPACE

Location	1304 SE 8th Terrace Cape Coral, FL 33990
County	Lee
Cross Street	Viscaya Parkway

## HIGHLIGHTS

- Freestanding Medical Office Building
- Built Out for Medical Use
- Ready for Occupancy
- 6,568 Square Foot, One story
- Lease Rate: \$30/SF/NNN
- In Popular Medical and Office Park
- Generous Tenant Improvement Allowance
- Ample parking

### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
11,151	74,794	179,488

### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$83,086	\$94,861	\$97,904

### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,724	30,108	73,614

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## PROPERTY FEATURES

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BUILDING SF	6,568
YEAR BUILT	1999
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
PARKING RATIO	5.23/1,000
CORNER LOCATION	yes

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## NEIGHBORING PROPERTIES

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NORTH	Medical Office Building
SOUTH	Viscaya Parkway
EAST	SE 13th Court
WEST	Medical Office Building

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## MECHANICAL

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HVAC	Split Systems
FIRE SPRINKLERS	Yes
LIGHTING	Fluorescent and Incandescent

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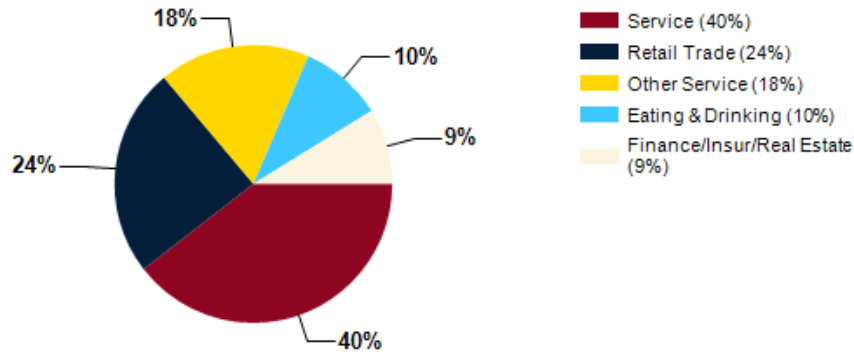
## CONSTRUCTION

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FOUNDATION	Concrete slab
EXTERIOR	Concrete, stucco
PARKING SURFACE	Asphalt
ROOF	Main Roof: Flat. And Pitched Perimeter Metal Roof.
LANDSCAPING	Grass, shrubbery, trees

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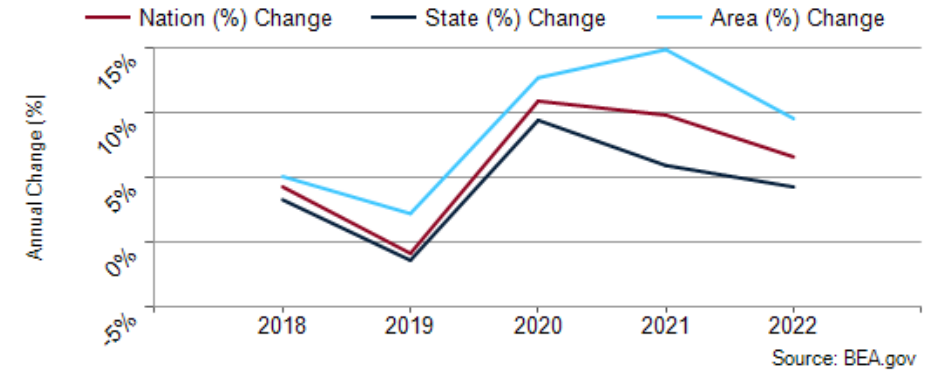
## Major Industries by Employee Count

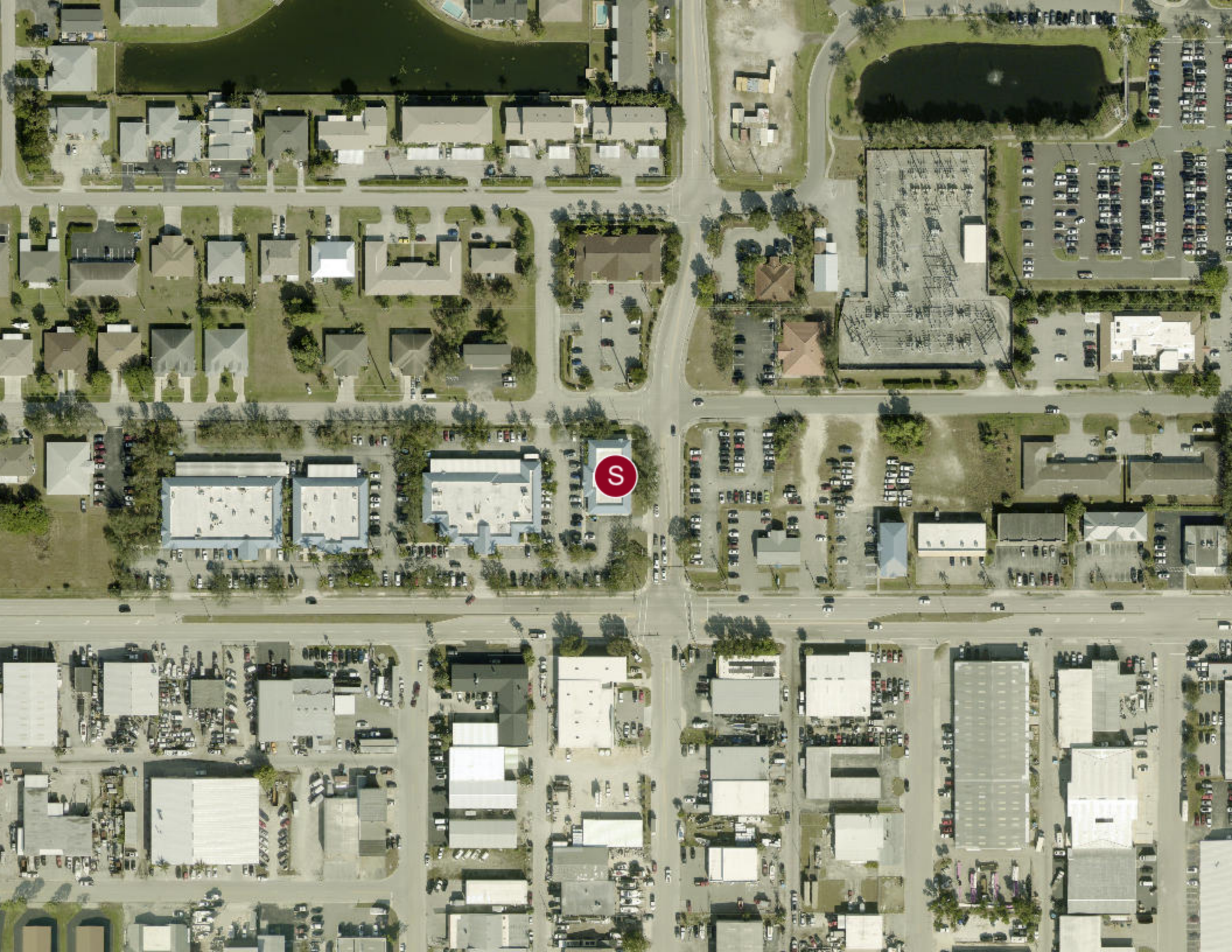


## Largest Employers

Lee County School District	2,563
Lee Health	2,015
City of Cape Coral	1,969
Publix Super Markets	1,370
Wal-Mart/Sam's Club	700
Home Depot	559
Gulf Coast Village	395
Sun Splash Family Water Park	300

## Lee County GDP Trend





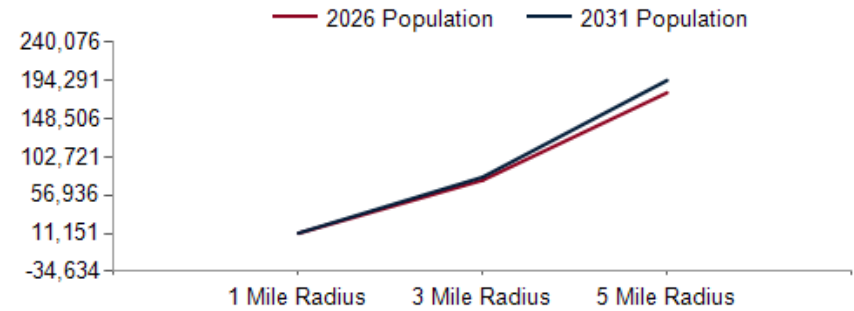


Exterior, Front

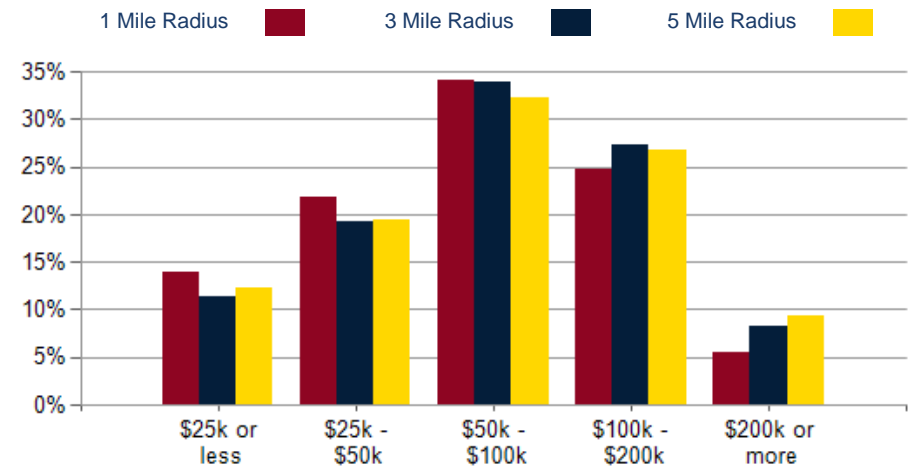


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,334	48,001	106,577
2010 Population	9,248	58,815	134,152
2026 Population	11,151	74,794	179,488
2031 Population	11,467	78,503	194,291
2026 African American	642	3,791	10,358
2026 American Indian	54	280	674
2026 Asian	253	1,503	3,358
2026 Hispanic	3,121	22,425	49,483
2026 Other Race	900	5,956	12,737
2026 White	7,403	49,559	121,219
2026 Multiracial	1,892	13,658	31,035
2026-2031: Population: Growth Rate	2.80%	4.85%	8.00%

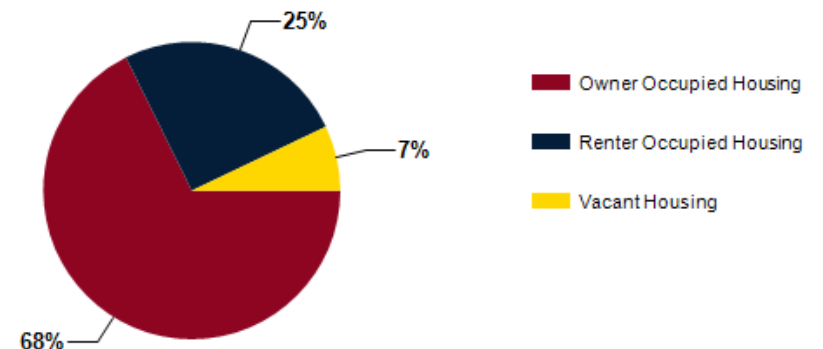
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	376	1,827	4,840
\$15,000-\$24,999	278	1,582	4,221
\$25,000-\$34,999	277	1,890	5,403
\$35,000-\$49,999	755	3,896	8,930
\$50,000-\$74,999	1,065	6,401	14,099
\$75,000-\$99,999	545	3,835	9,617
\$100,000-\$149,999	893	6,103	14,319
\$150,000-\$199,999	272	2,115	5,351
\$200,000 or greater	262	2,459	6,835
Median HH Income	\$66,105	\$72,373	\$73,479
Average HH Income	\$83,086	\$94,861	\$97,904



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	608	4,310	10,267
2026 Population Age 35-39	666	4,454	10,526
2026 Population Age 40-44	609	4,375	10,602
2026 Population Age 45-49	671	4,309	10,466
2026 Population Age 50-54	673	4,783	11,484
2026 Population Age 55-59	833	5,172	12,076
2026 Population Age 60-64	893	5,679	13,378
2026 Population Age 65-69	876	5,408	13,216
2026 Population Age 70-74	845	4,998	12,012
2026 Population Age 75-79	625	3,900	9,803
2026 Population Age 80-84	411	2,536	6,037
2026 Population Age 85+	291	2,169	4,625
2026 Population Age 18+	9,380	61,562	147,164
2026 Median Age	49	47	47
2031 Median Age	50	47	47

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$59,976	\$69,163	\$74,279
Average Household Income 25-34	\$73,533	\$87,820	\$93,804
Median Household Income 35-44	\$75,112	\$94,553	\$97,821
Average Household Income 35-44	\$93,338	\$110,010	\$115,683
Median Household Income 45-54	\$78,996	\$95,479	\$97,195
Average Household Income 45-54	\$96,546	\$111,115	\$116,002
Median Household Income 55-64	\$75,159	\$85,621	\$85,597
Average Household Income 55-64	\$94,336	\$106,666	\$109,822
Median Household Income 65-74	\$61,274	\$65,358	\$64,367
Average Household Income 65-74	\$81,298	\$90,485	\$91,375
Average Household Income 75+	\$60,812	\$64,276	\$66,478

Population By Age

