



COMMERCIAL REAL ESTATE SERVICES

of SWFL, INC.

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FOR LEASE

910/912 DEL
PRADO BLVD S

CAPE CORAL, FL 33990

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Freestanding Commercial Space on Del Prado Blvd



LEASE RATE:

\$18.00 SF/YR

OFFERING SUMMARY

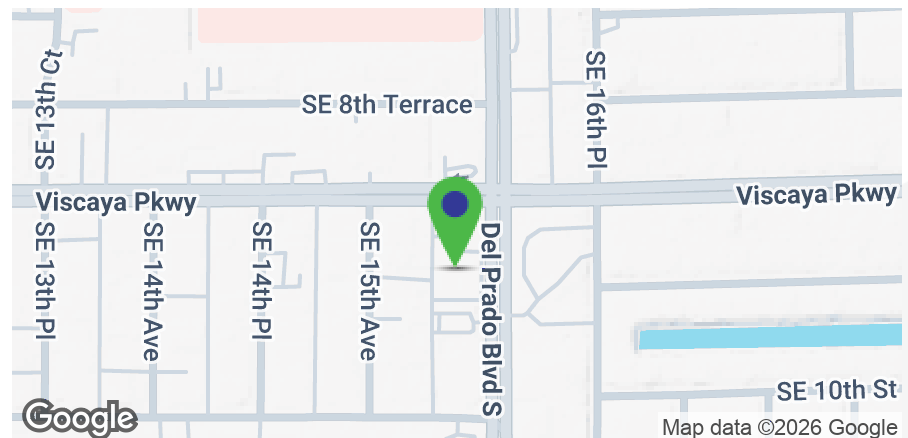
STRAP #: 442419C2007950220
Total Available SF: 9,188 SF
Lease Type: NNN
CAM: \$4.00/SF
Zoning: I-1

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Population	72,622	189,101	445,921
Total Households	28,800	77,666	190,067
Median Age	46	46	47
Average HH Income	\$85,655	\$86,727	\$87,121

PROPERTY OVERVIEW

910/912 Del Prado Blvd S offers a $\pm 9,188$ SF freestanding commercial building available for lease along one of Cape Coral's main commercial corridors. The property provides a full-building opportunity with a flexible interior layout suitable for retail, showroom, service, or light industrial uses. Positioned directly on Del Prado Boulevard South, the site benefits from strong frontage, visibility, and on-site parking, making it well suited for users seeking a standalone presence in a central Cape Coral location.



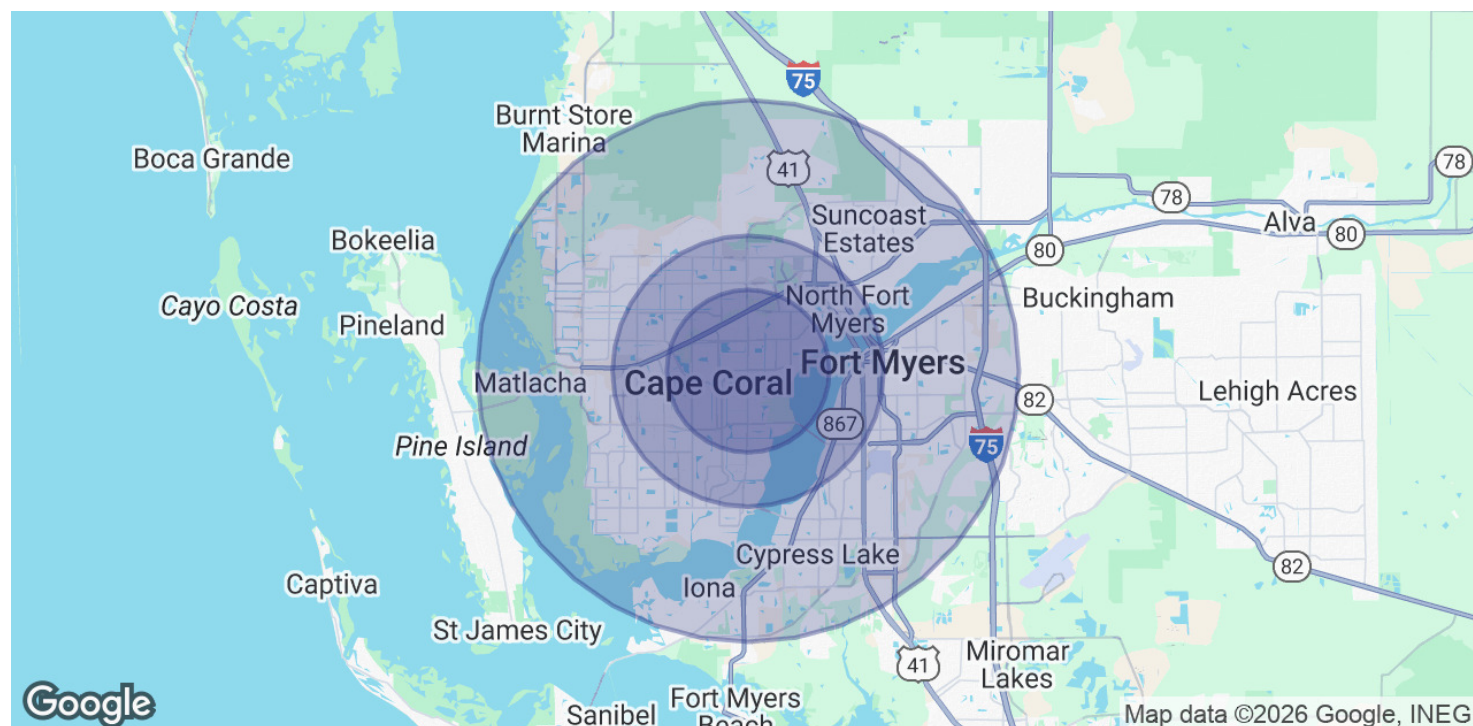
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Demographics Map & Report



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	72,622	189,101	445,921
Average Age	46	46	47
Average Age (Male)	45	45	47
Average Age (Female)	47	46	48

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	28,800	77,666	190,067
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$85,655	\$86,727	\$87,121
Average House Value	\$354,293	\$354,533	\$353,666

Demographics data derived from AlphaMap