



COMMERCIAL REAL ESTATE SERVICES

of SWFL, INC.

CARLOS ACOSTA, CCIM

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FOR LEASE

1260 NE 8TH
ST

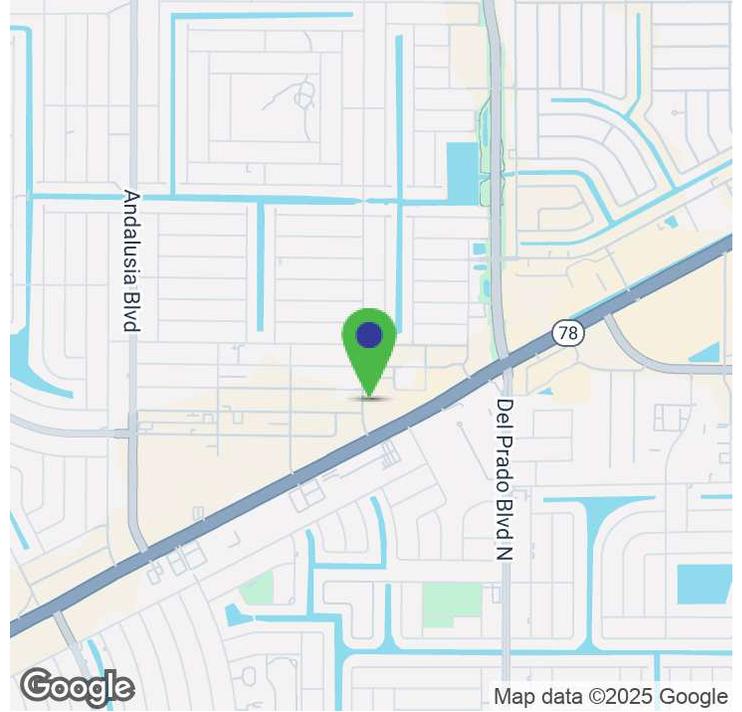
CAPE CORAL, FL 33909

1260 NE 8TH ST CAPE CORAL, FL 33909



Prime Retail Space Available

FOR LEASE



LEASE RATE **\$26.00 SF/YR**

OFFERING SUMMARY

Total Available SF: 2,200 SF
 Lease Type: NNN
 CAM: \$5.82
 Zoning: CORR (CCC)

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Population	69,393	159,425	424,228
Total Households	26,524	63,374	178,452
Median Age	44	45	47
Average HH Income	\$84,746	\$85,525	\$87,268

PROPERTY OVERVIEW

Located off Pine Island Parkway, a high-traffic corridor in Cape Coral, 1260 NE 8th St offers exceptional visibility and accessibility for retail, service, or office use. This thriving commercial location benefits from steady traffic flow, ample parking, and proximity to major roads and residential communities, making it a prime opportunity for businesses looking to establish or expand their presence.

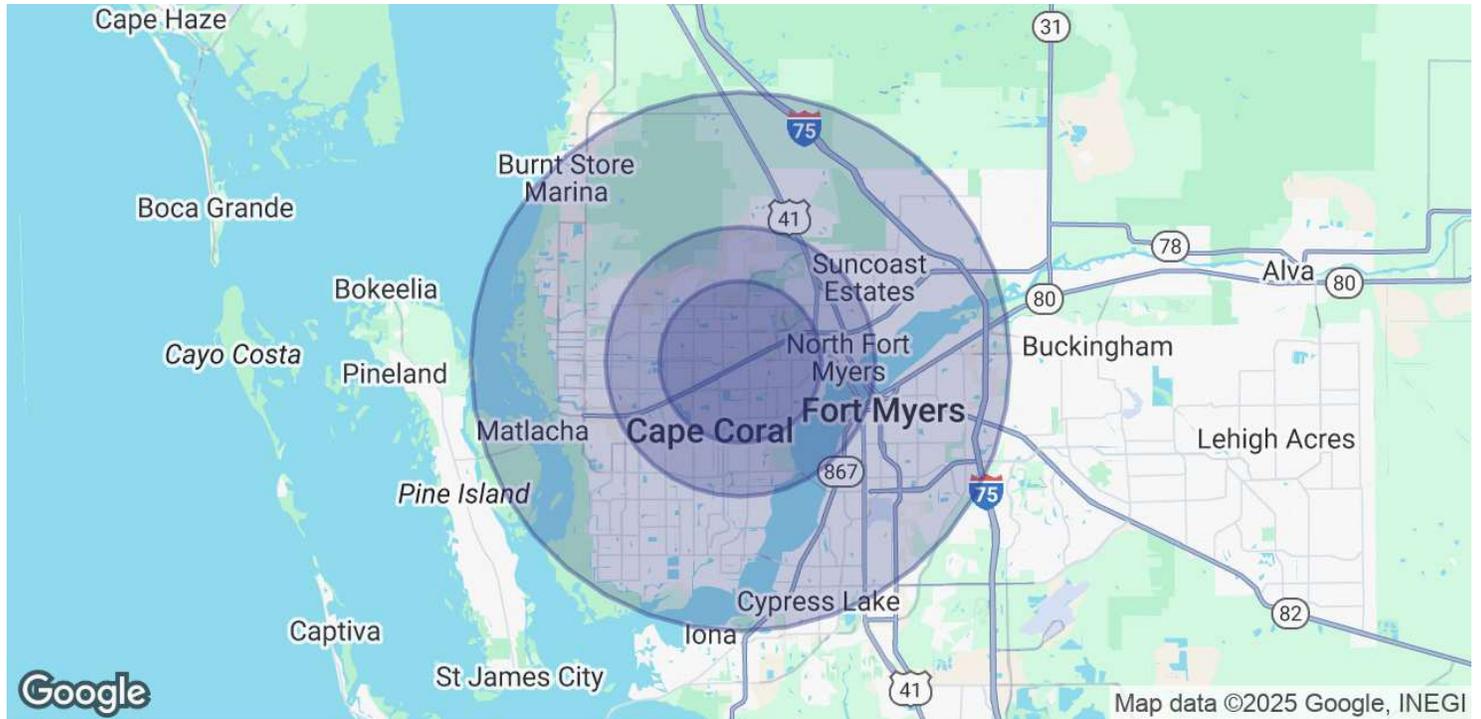
AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 103 and 104	\$26.00 SF/yr	2,200 SF

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Demographics Map & Report



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	69,393	159,425	424,228
Average Age	44	45	47
Average Age (Male)	42	45	46
Average Age (Female)	45	46	48

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	26,524	63,374	178,452
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$84,746	\$85,525	\$87,268
Average House Value	\$319,968	\$320,839	\$355,396

Demographics data derived from AlphaMap