

SOUTH CAPE BUSINESS CENTER

3208 CHIQUITA BLVD S, CAPE CORAL, FL 33914



Versatile Second-Floor Office



LEASE RATE

\$17.00 SF/YR

OFFERING SUMMARY

Total Available SF:	1,000 SF
Lease Type:	NNN
CAM:	\$9.05/SF
Traffic Count:	18,500 VPD

DEMOGRAPHICS

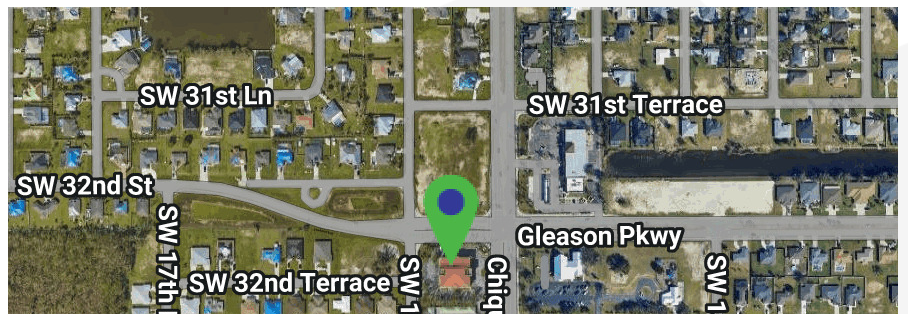
	3 MILES	5 MILES	10 MILES
Total Population	6,503	61,638	120,309
Total Households	2,329	23,907	49,248
Median Age	40.8	45.6	48.1
Average HH Income	\$74,894	\$72,626	\$71,243

PROPERTY OVERVIEW

Located on bustling Chiquita Blvd, this second-floor unit offers a professional setting suitable for a wide range of business uses. Take advantage of strong visibility, easy access, and a growing commercial corridor in the heart of Cape Coral. Ideal for businesses looking to establish or expand their presence in a high-traffic area.

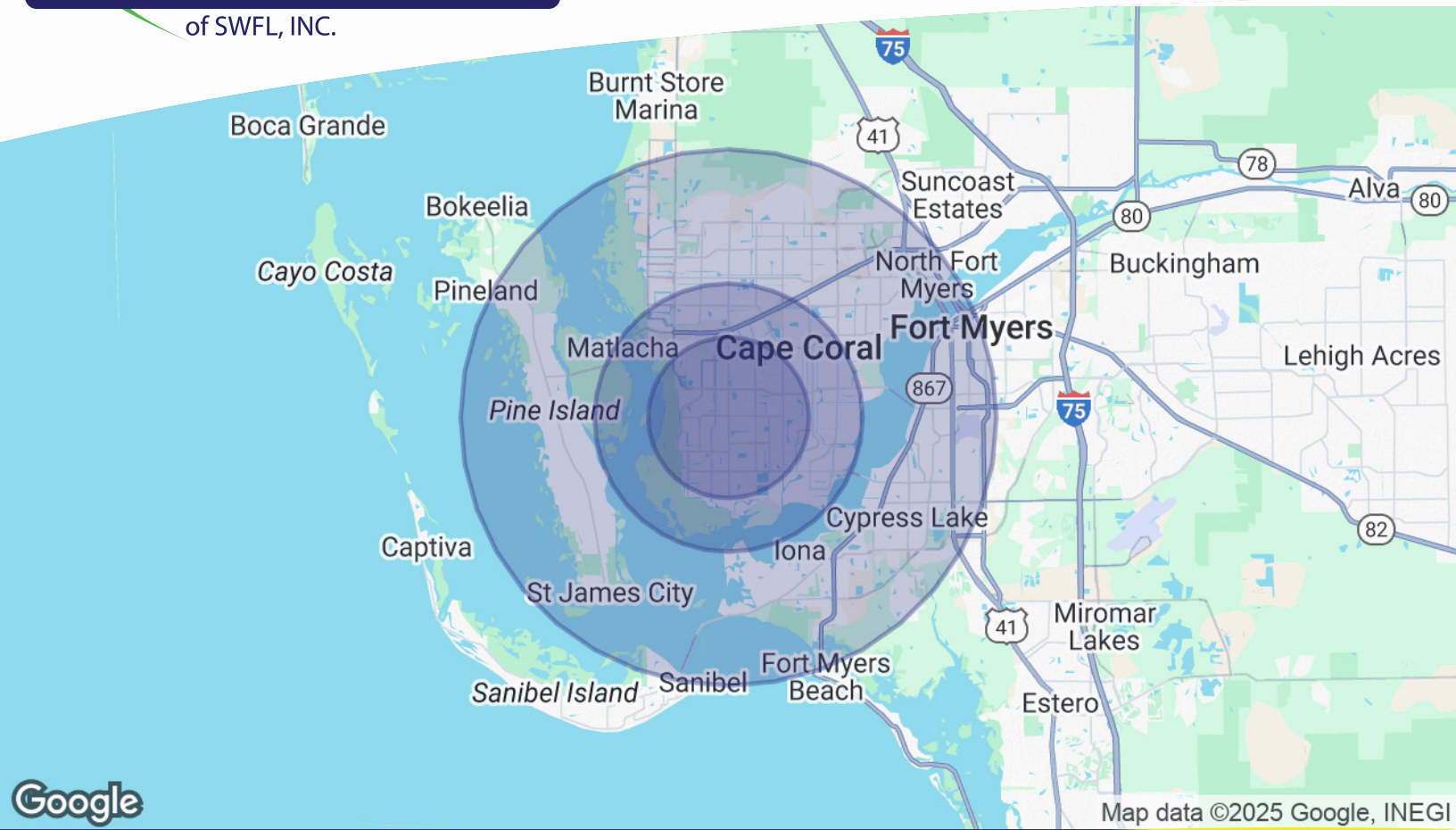
AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Unit 203	\$17.00 SF/yr	1,000 SF



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



DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
Total population	6,503	61,638	120,309
Median age	40.8	45.6	48.1
Median age (male)	40.8	38.9	41.0
Median age (Female)	38.5	41.9	43.9
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	2,329	23,907	49,248
# of persons per HH	2.9	2.7	2.6
Average HH income	\$74,894	\$72,626	\$71,243
Average house value		\$258,717	\$250,058

** Demographic data derived from 2020 ACS - US Census*