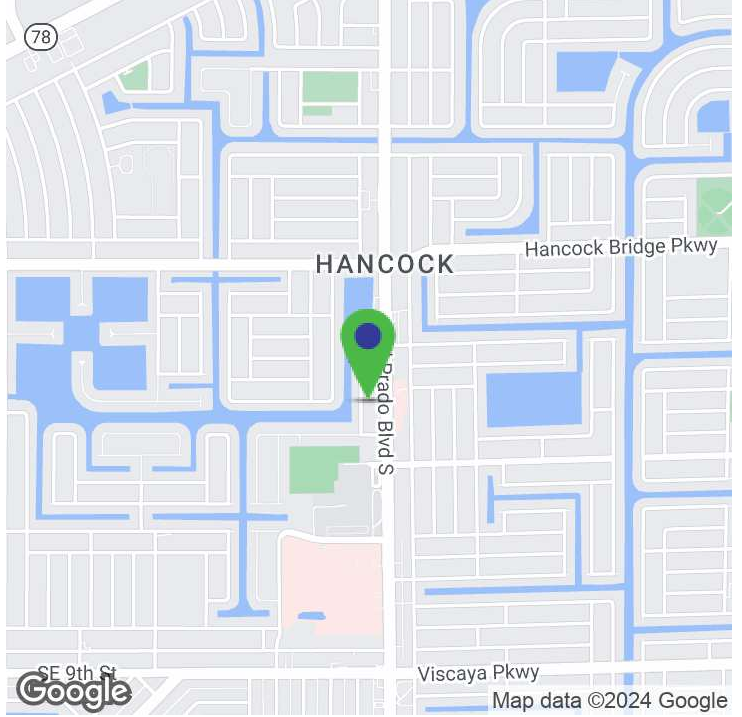


304/308 DEL PRADO BLVD S CAPE CORAL, FL 33990



Prime Retail Space Available on High-Traffic Del Prado Blvd

FOR LEASE



LEASE RATE **\$22.00 SF/YR**

OFFERING SUMMARY

STRAP #: 442418C2014580570
 Total Available SF: 2,418 SF
 Lease Type: MG
 Zoning: C1-D

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Population	75,344	175,942	445,461
Total Households	29,334	70,854	189,881
Median Age	45	45	47
Average HH Income	\$85,108	\$87,212	\$87,021

PROPERTY OVERVIEW

Available for lease: approximately 2,400 SF of prime commercial space on Del Prado Blvd S, one of Cape Coral's busiest roads. This grey shell space offers a blank canvas ready for your business vision, whether it's retail, office, or professional services. With ample parking and excellent visibility, this location is perfect for businesses looking to establish a strong presence in a high-traffic area. In the coming fall, new renovations to the exterior will bring a fresh, modern look to the building, enhancing its appeal and energy.



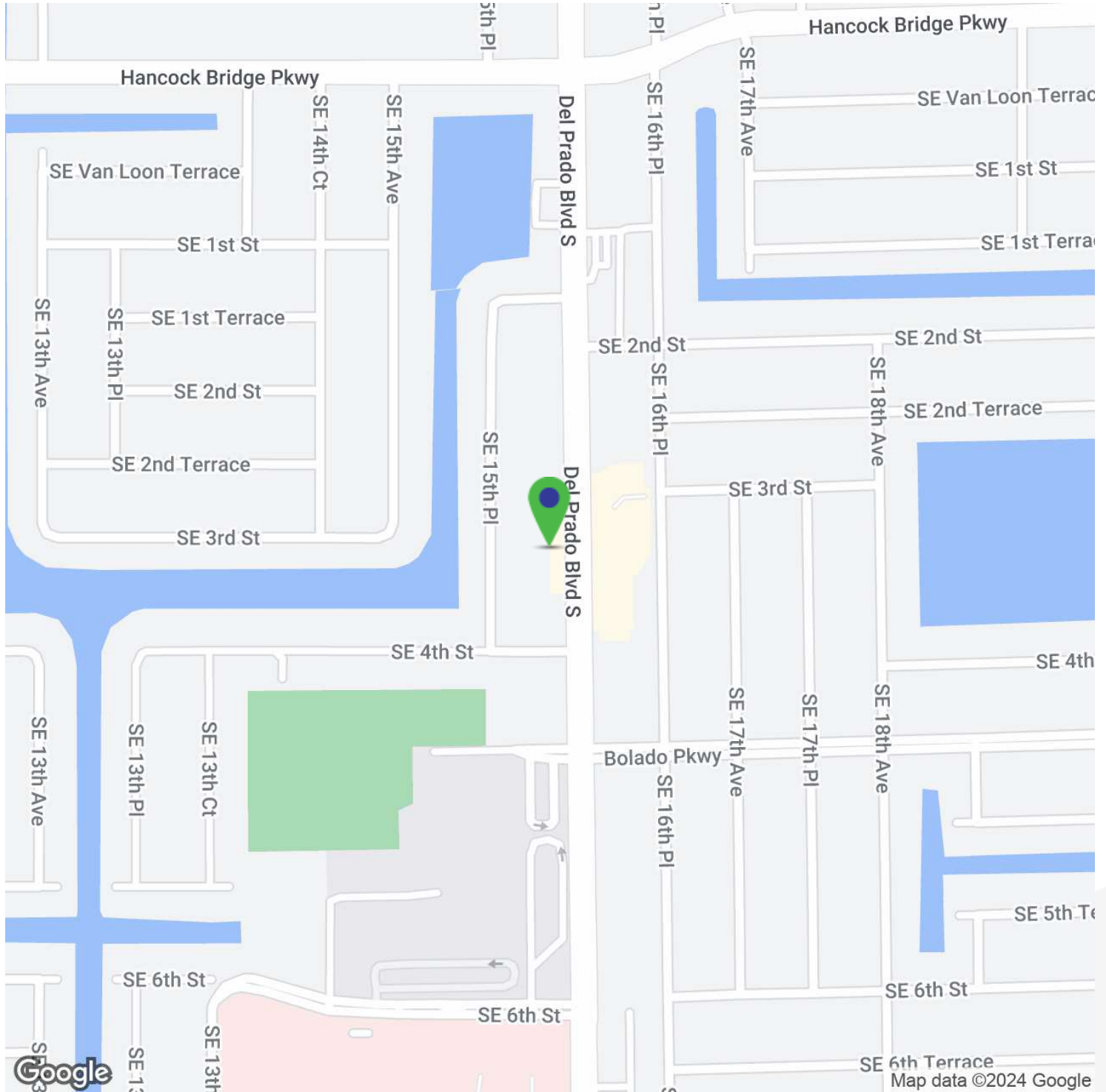
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Location Map



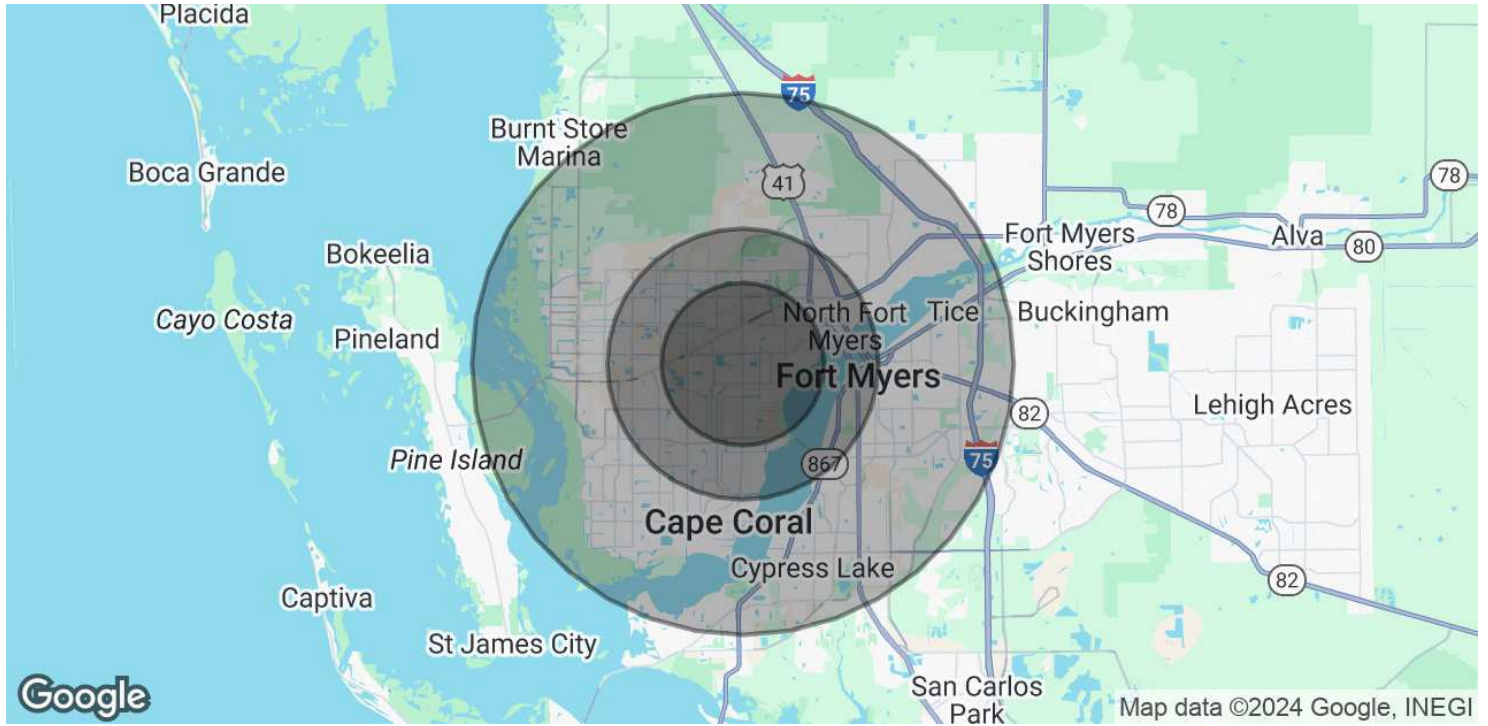
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Demographics Map & Report



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	75,344	175,942	445,461
Average Age	45	45	47
Average Age (Male)	44	44	47
Average Age (Female)	46	46	48

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	29,334	70,854	189,881
# of Persons per HH	2.6	2.5	2.3
Average HH Income	\$85,108	\$87,212	\$87,021
Average House Value	\$342,458	\$350,301	\$352,723

Demographics data derived from AlphaMap