

837-843 MIRAMAR STREET CAPE CORAL, FL 33904



Versatile Multi-Unit Property Near Downtown Cape Coral

FOR LEASE



LEASE RATE: **\$20.00/SF/YR**

OFFERING SUMMARY

Total Available SF: 2,000 - 8,300 SF

Lease Type: \$5.50 NNN

Zoning: SC

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Population	62,334	172,536	426,406
Total Households	29,367	78,687	186,666
Median Age	53	52	49
Average HH Income	\$96,768	\$91,420	\$91,130

PROPERTY OVERVIEW

Located just off Cape Coral Parkway, this property offers a collection of versatile flex/warehouse units suitable for a variety of business uses including flex/warehouse, office, retail, brewery, restaurant, or bar concepts. Each unit features its own garage door and warehouse space (with A/C), a unique combination for the downtown Cape Coral area that provides added flexibility and functionality. The site offers convenient access to Downtown Cape Coral, major roadways, and surrounding amenities, with recent improvements including a new roof and updated A/C systems enhancing long-term reliability and comfort. With adaptable layouts that can accommodate a range of tenant needs, this property is an excellent choice for businesses seeking a central, accessible, and distinctive location within the Cape Coral market.

PROPERTY ALSO AVAILABLE FOR SALE — PLEASE CALL FOR DETAILS

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
837 - Open Space	\$20.00 SF/yr	2,000 SF
839 - Open Space	\$20.00 SF/yr	4,000 SF
843 - Office/Warehouse	\$20.00 SF/yr	2,300 SF

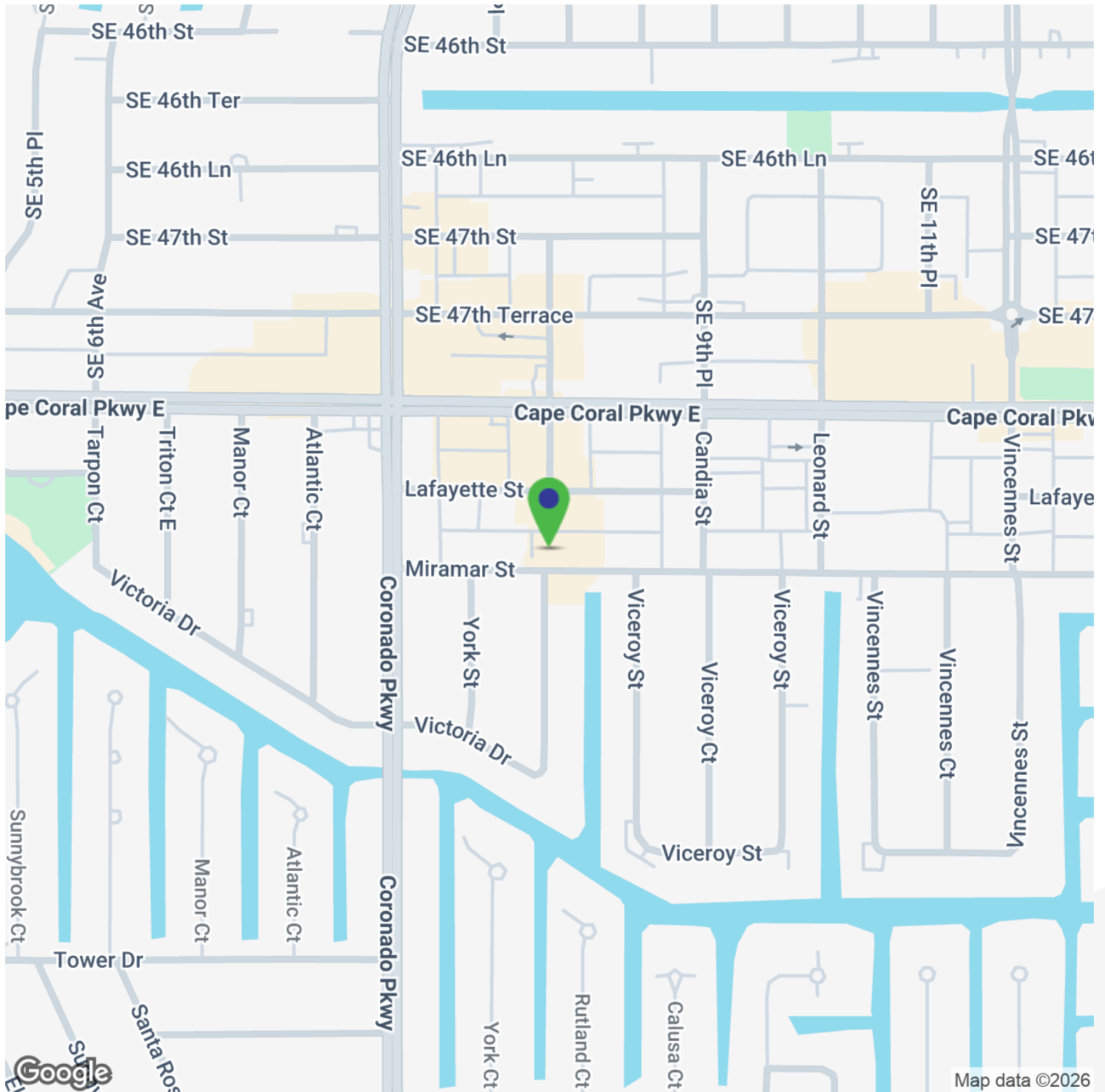
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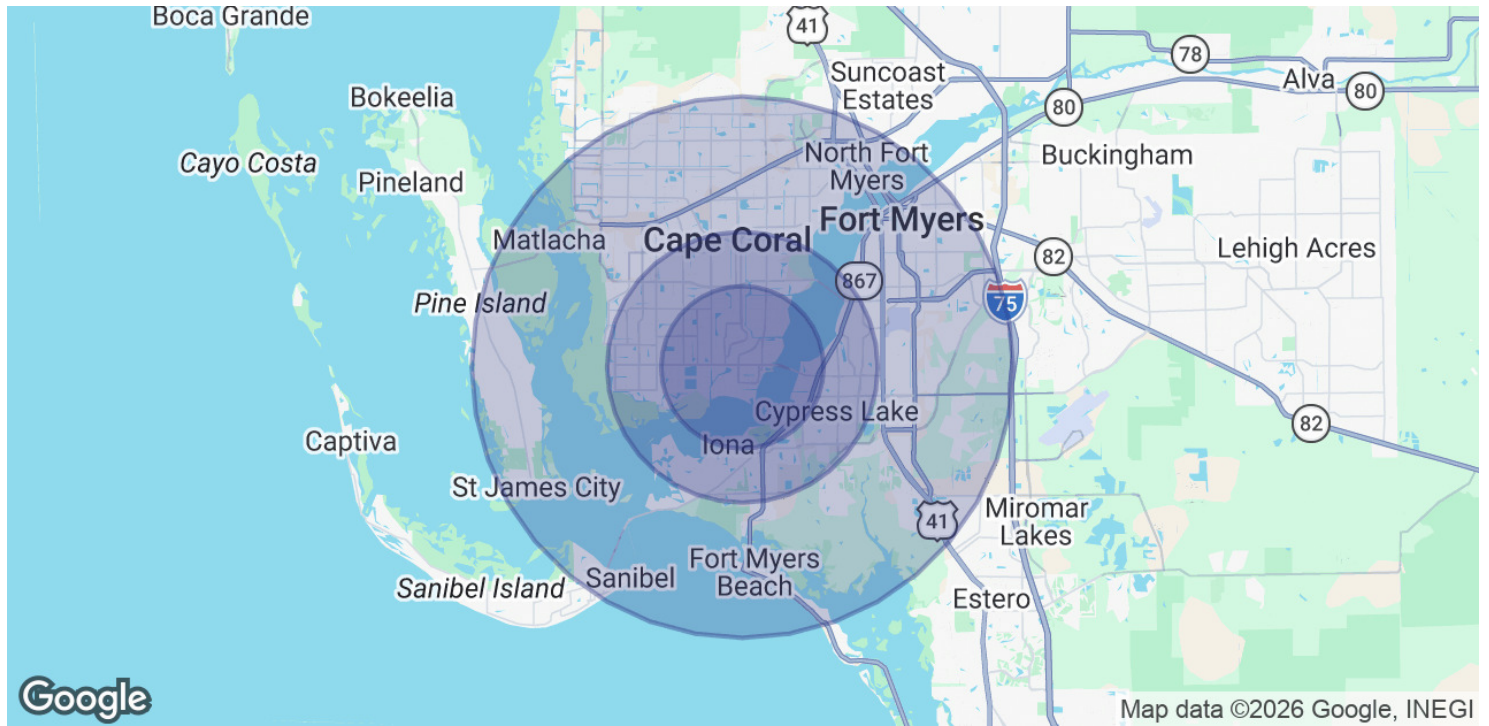
Location Map



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Demographics Map & Report



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	62,334	172,536	426,406
Average Age	53	52	49
Average Age (Male)	52	51	48
Average Age (Female)	53	52	50

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	29,367	78,687	186,666
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$96,768	\$91,420	\$91,130
Average House Value	\$456,721	\$415,020	\$378,251

Demographics data derived from AlphaMap