

tropical
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Colliers

Accelerating success.

For Lease

Shops at Del Mar

1019-1027 SW Pine Island Rd
Cape Coral, FL

*Join Papa John's, Tropical Smoothie,
Capriotti's, VN Nails & Spa, Sunset Chicken,
Millennium Physician Group, IVX Health*

Property Highlights



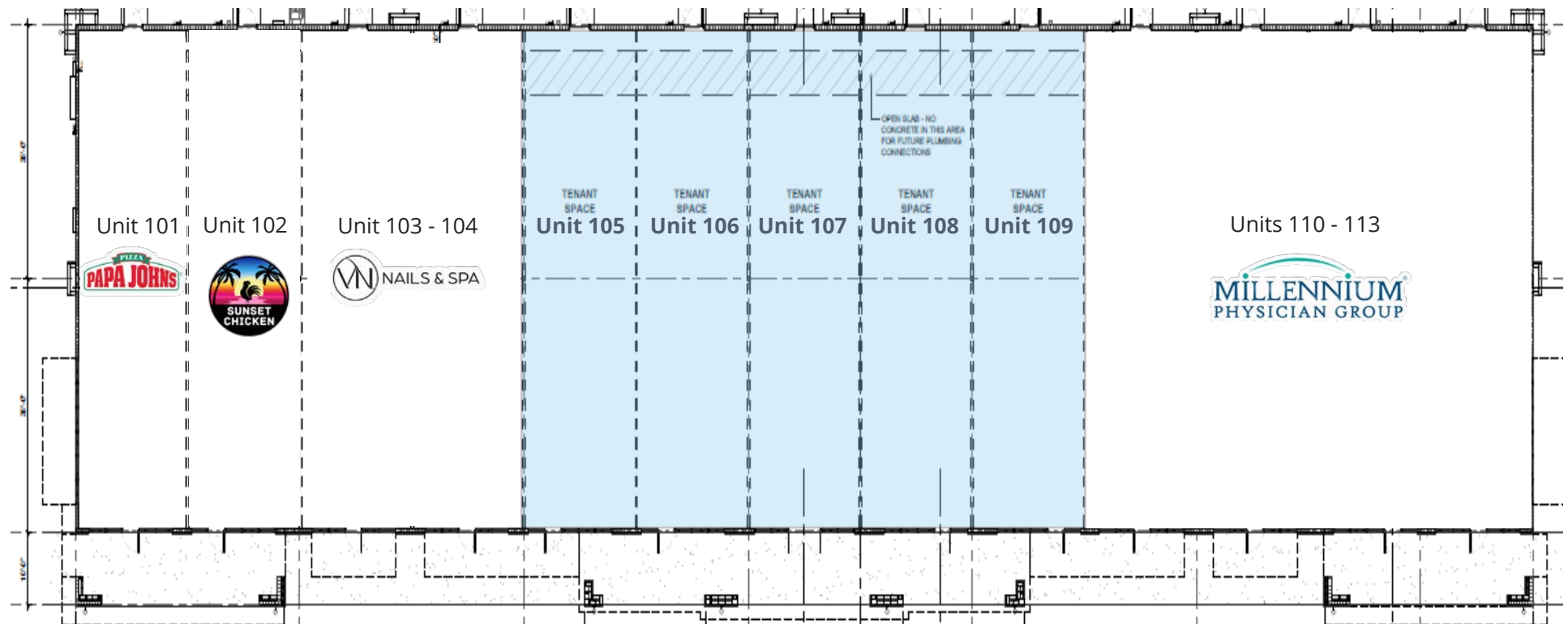
Construction Completed!

- New retail development at the intersection of Pine Island Road and SW 10th Place, Cape Coral, FL 33909
- 29,150± SF GLA
- Zoning CC
- 4 freestanding multi-tenant buildings from 1,500± SF to 18,470 SF with one drive thru
- Frontage on Pine Island Road
- Signage available (building & pylon)
- Ample parking
- Proposed use: QSR, restaurant with outdoor seating, retail, office, medical and service related users.

Availability

Building 1:

- GLA: 18,470 SF
- Availability: 1,500± SF units
- Can be combined



 Available

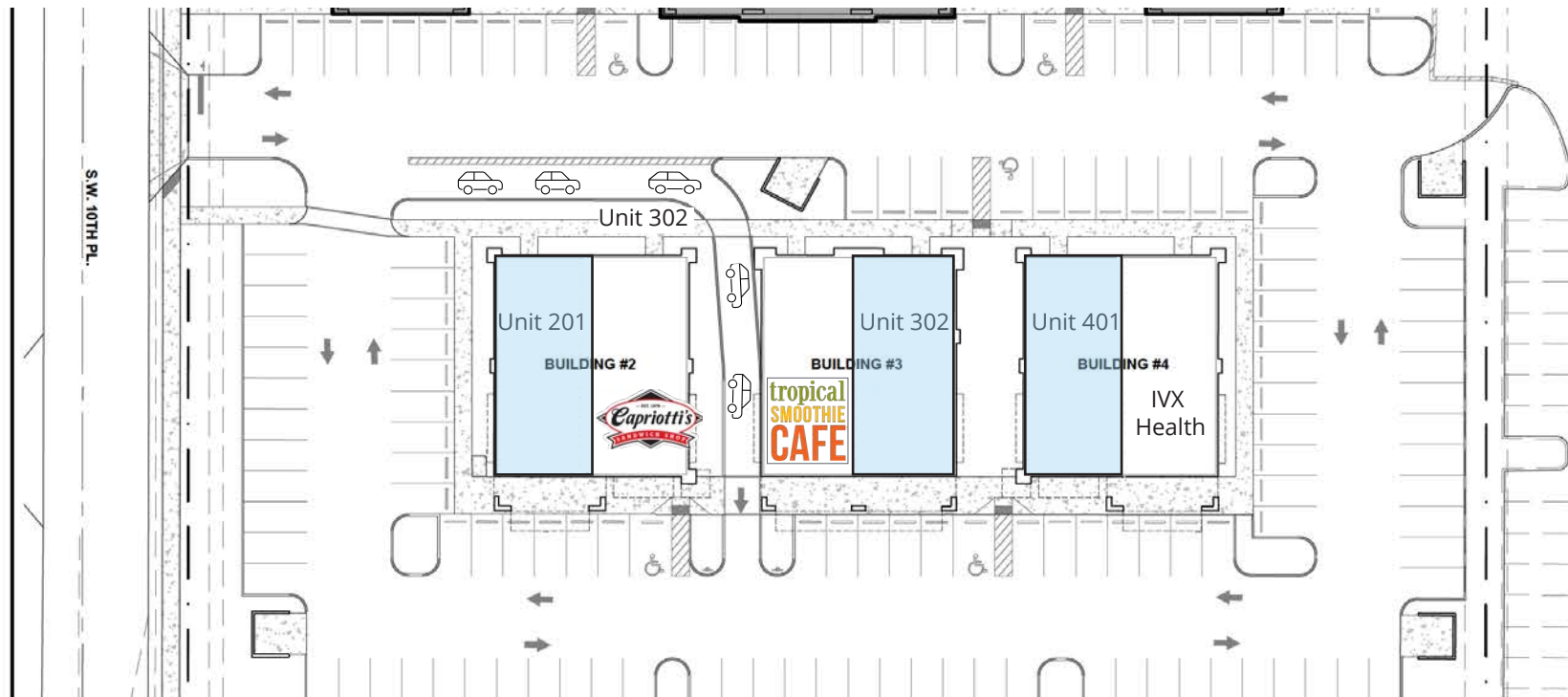
Lease Rate:

Starting at \$32.00/SF
Est. \$9.50/SF NNN

Availability

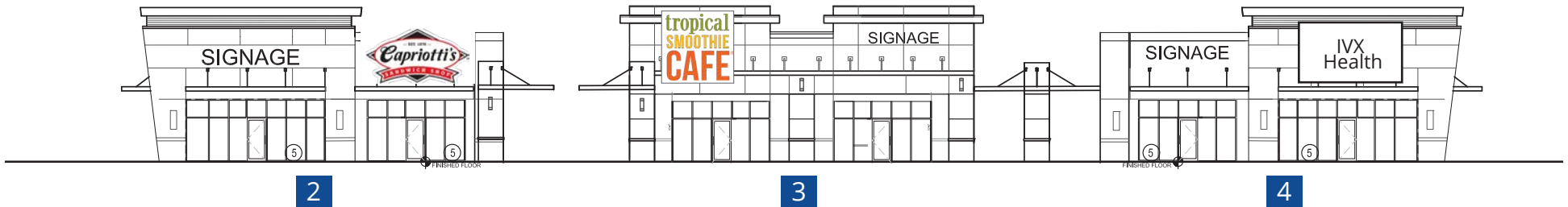
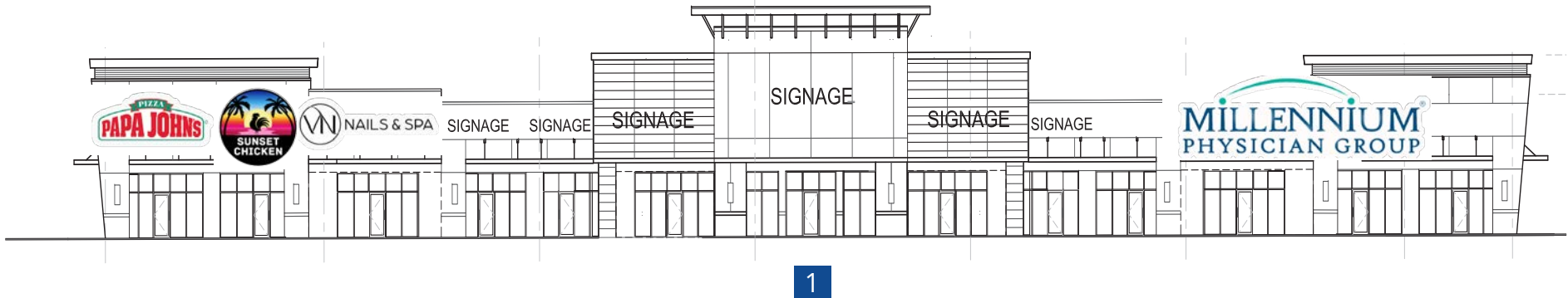
Buildings 2, 3, 4:

- Building 2: Unit 201 - 2,060 SF
- Building 3: Unit 302 - 2,086 SF
- Building 4: Unit 401 - 2,086 SF
- Open patio area between buildings 3 and 4
- Frontage on Pine Island Road



 Available

Lease Rate:
\$44.00/SF
Est. \$9.50/SF NNN





Building 1

Building 1

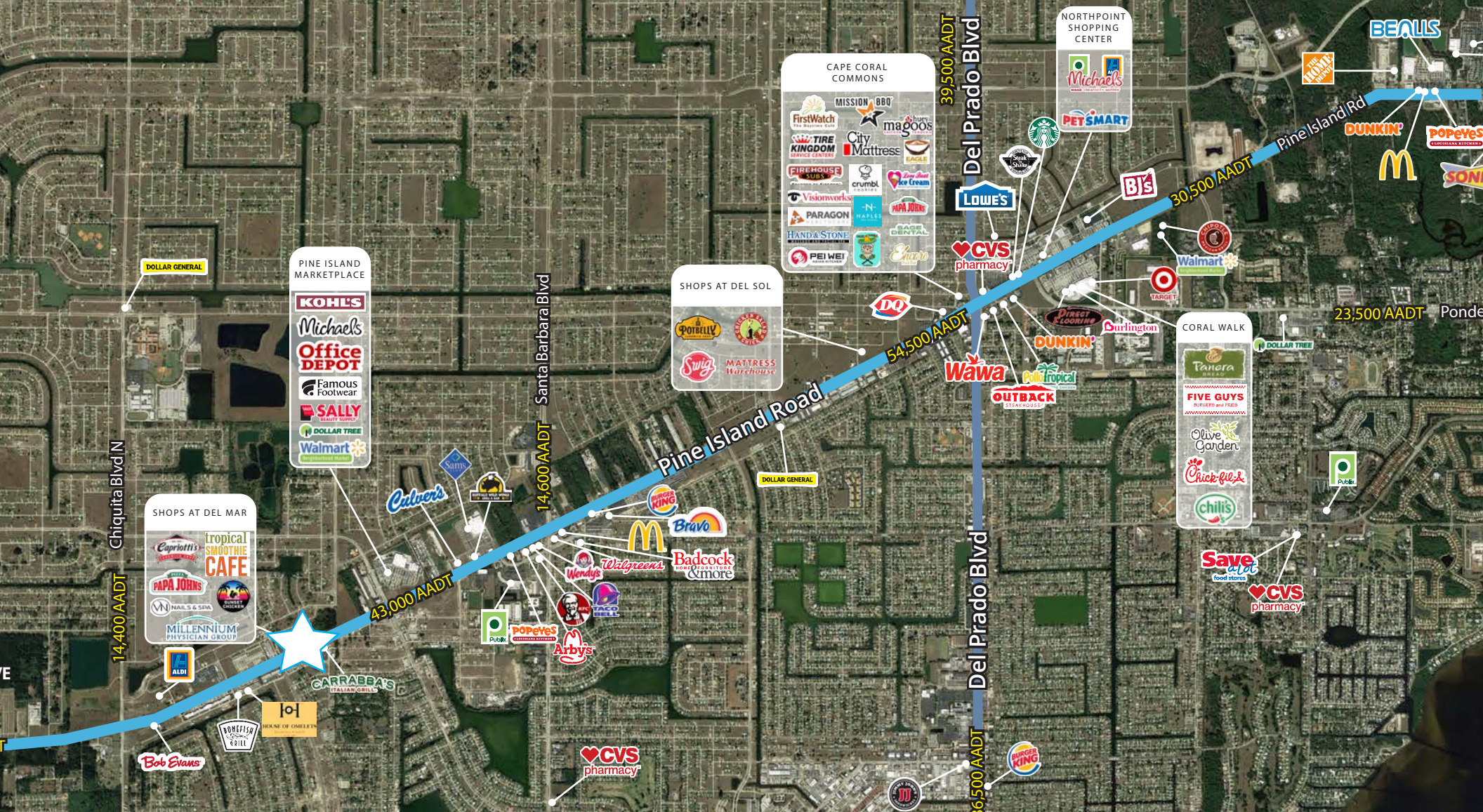
Location

The new retail center is located in Cape Coral, Lee County, Florida. Cape Coral is the largest city between Tampa and Miami in both population and area. Out of 10 Florida cities, Forbes ranked Cape Coral as number 4. As newcomers continue to move to Southwest Florida, the city is expected to double its size in the next two decades and is planning the infrastructure needed to support the rapid expansion. The commercial development anticipated in the area will benefit from the 3% unemployment rate, and the large available workforce graduating from several local higher education institutions, including Florida Gulf Coast University (FGCU).

Cape Coral is known for its beaches, waterways and ecological preserves. Nearby airport: Southwest Florida International Airport (RSW)



Buildings 2, 3 and 4



Demographics (5 mile radius)



2024
Population
165,357



2024-29 Total
Population Change
9.4%



2024 Median
Age
44.5



2024 Average
Household Income
\$97,381

Residential Developments

Future and Under Construction Developments (Greater than 100 Units)

- Condos & Townhomes (For Sale)
- Single Family (For Sale)
- Apartment (For Rent)

5 miles

Shops at Del Sol

Shops at Del Mar

North Fort
Myers

Cape Coral

Map #	Project Name	Unit Type	Units Under Construction / Planned
1	Embers Lake I	Apartment	690
2	Embers Lake II	Apartment	647
3	Former News Press	Apartment	614
4	Paradise Isles	Apartment	600
5	Crane Landing/SF	Single Family	457
6	The Hadley	Apartment	444
7	Siesta Lakes	Apartment	412
8	3561 De Navarra Parkway	Apartment	402
9	Montage at Midtown	Apartment	321
10	Crane Landing/Att	Duplex	310
11	Solay Cape Coral	Apartment	300
12	Vantage	Apartment	292
13	MIVO North Fort Myers	Apartment	285
14	Merchants Crossing	Apartment	279
15	First Street	Apartment	275
16	Bayshore Pines	Apartment	269
17	Paradise Isles/TH	Townhouse	247
18	Coral Bay	Single Family	244
19	Palmera on the River	Apartment	239
20	Triton Cay II	Apartment	236
21	Vantage Lofts	Apartment	229
22	Moody Landing	Apartment	226
23	Riverfront First Street	Apartment	222
24	Barrett Park	Apartment	200
25	The Club on Pine Island	Apartment	195
26	Cape Vista	Apartment	106
Total units under construction / planned within 5 miles			8,742



Contact

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Colliers Top 25 West & Central FL Brokers (2024)

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