



# For Lease

## Chandelle Square Unit 17

1109/1119 Del Prado Boulevard S, Cape Coral, FL 33990



### PROPERTY SUMMARY

Discover a prime leasing opportunity at 1109/1119 Del Prado Boulevard S, Cape Coral, FL. This spacious property boasts a desirable location and versatile layout, perfect for a range of business ventures. With ample storefront visibility and parking, it offers an inviting space for retail or office use. The flexible floor plan and modern amenities provide the ideal canvas for customization, while the high daily traffic ensures ample exposure for your business. Whether launching a new venture or expanding an existing one, this property offers an excellent foundation for success in a thriving commercial district.

### PROPERTY HIGHLIGHTS

- High-visibility storefront
- Ample parking space
- Versatile layout for customization
- Ideal for retail or office use
- Adaptable floor plan
- Strategic location, Great exposure to daily traffic
- Prime commercial district

---

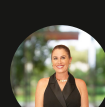
<b>Lease Rate</b>	\$35 SF/yr (NNN)
<b>CAM</b>	\$8.02 SF/yr
<b>Unit Size</b>	960 SF
<b>Year Built</b>	1991
<b>Zoning</b>	C-1



**Bryan J. Myers**  
Director  
O: 239.246.5380  
bmyers@svn.com



**Ashley Barrett Bloom**  
Managing Director  
O: 941.961.7109  
ashley.bloom@svn.com



**Corrie Gates**  
Director  
O: 239.250.2240  
corrie.gates@svn.com  
FL #BK3073582





# For Lease

## Chandelle Square

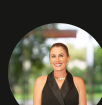
1109/1119 Del Prado Boulevard S, Cape Coral, FL 33990



**Bryan J. Myers**  
Director  
O: 239.246.5380  
bmyers@svn.com



**Ashley Barrett Bloom**  
Managing Director  
O: 941.961.7109  
ashley.bloom@svn.com



**Corrie Gates**  
Director  
O: 239.250.2240  
corrie.gates@svn.com  
FL #BK3073582

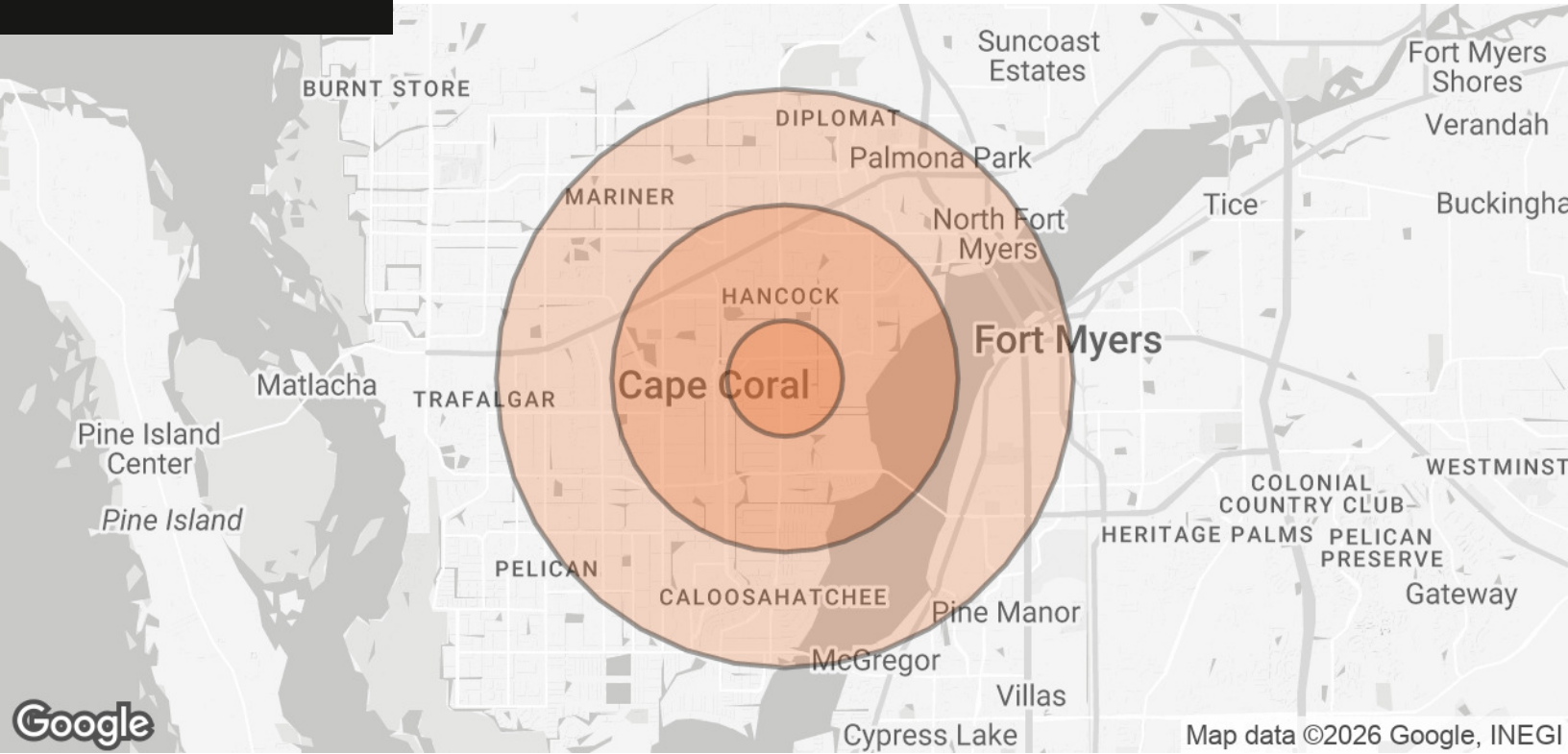




# For Lease

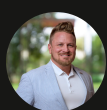
## Chandelle Square

1109/1119 Del Prado Boulevard S, Cape Coral, FL 33990



POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	11,069	71,020	179,641
<b>AVERAGE AGE</b>	48.0	48.0	46.3
<b>AVERAGE AGE (MALE)</b>	48.8	47.1	45.8
<b>AVERAGE AGE (FEMALE)</b>	48.1	48.5	47.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	4,394	27,366	70,613
<b># OF PERSONS PER HH</b>	2.5	2.6	2.5
<b>AVERAGE HH INCOME</b>	\$86,067	\$90,286	\$89,574
<b>AVERAGE HOUSE VALUE</b>	\$335,428	\$346,727	\$336,446

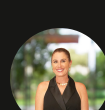
2023 American Community Survey (ACS)



**Bryan J. Myers**  
 Director  
 O: 239.246.5380  
 bmyers@svn.com



**Ashley Barrett Bloom**  
 Managing Director  
 O: 941.961.7109  
 ashley.bloom@svn.com



**Corrie Gates**  
 Director  
 O: 239.250.2240  
 corrie.gates@svn.com  
 FL #BK3073582

