

MODERNA PLAZA

FOR LEASE • PRIME RETAIL OPPORTUNITY
231 DEL PRADO BLVD S • CAPE CORAL, FL 33990



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PROPERTY FEATURES

LEASE RATE & NNN

Call for Details

AVAILABLE

3,010± SF

ZONING

C (Lee County)

LOCATION

The subject site is located on the east side of Del Prado Blvd S just south of Hancock Bridge Pkwy in Cape Coral, Florida.

2026 DEMOGRAPHICS MODERNA PLAZA



AVERAGE H.H INCOME

1 MILE	3 MILE	5 MILE
\$88,823	\$96,457	\$100,006



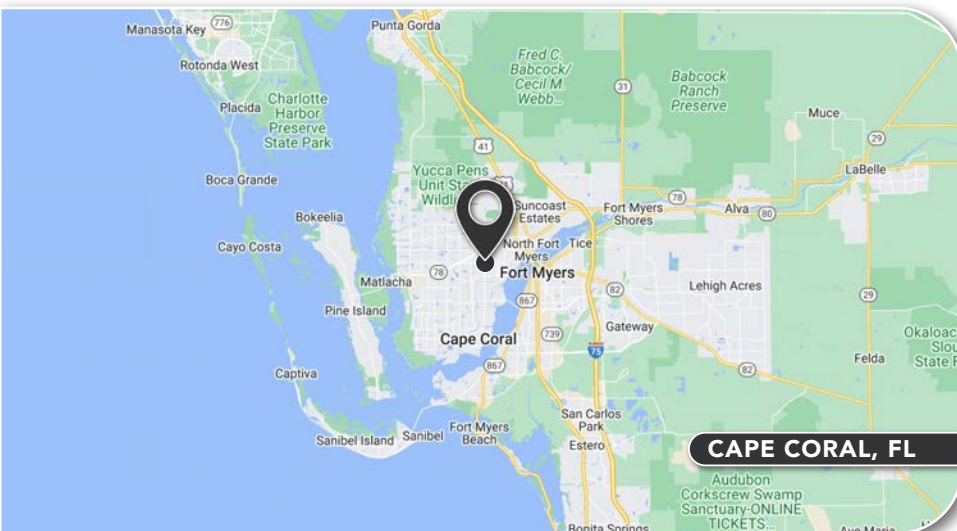
POPULATION

9,772	68,822	168,203
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EMPLOYMENT DENSITY

4,122	25,378	57,925
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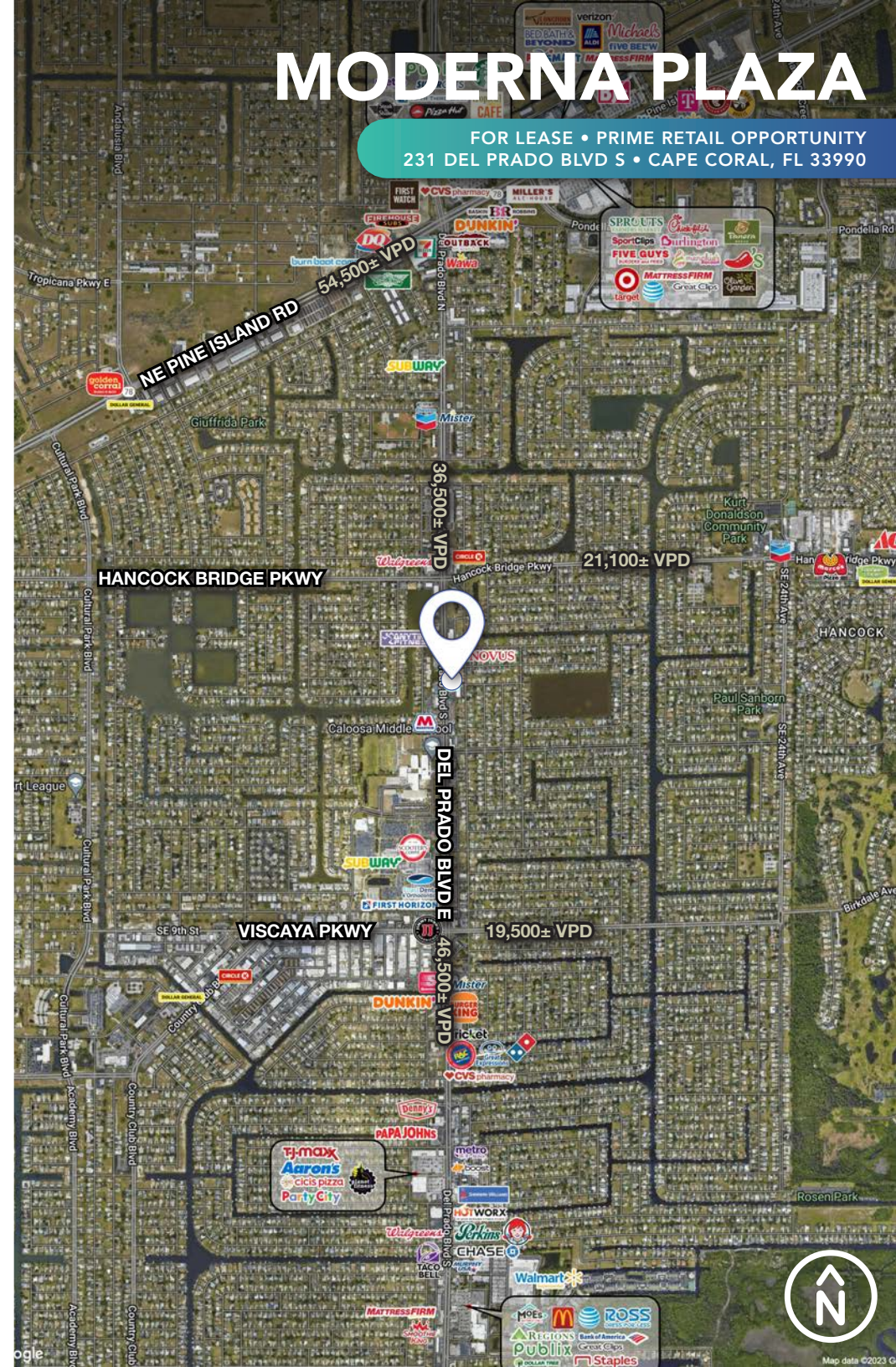
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SITE PLAN

Unit 6 - 7	Unit 5	Unit 4	Unit 3	Unit 1 & 2
3,010 SF	1,513 SF	1,844 SF	1,513 SF	3,010 SF
				2ND GEN RESTAURANT

Unit 8
1,823 SF
Unit 9
1,848 SF
Unit 10
1,848 SF
Unit 11
1,823 SF

UNIT	TENANT	SF
1 & 2	AVAILABLE 2ND GEN RESTAURANT	3,010
3, 4, & 5	iSmash	4,870
6 & 7	Sunshine Kiddie College	3,010
8	Sunshine Kiddie College	1,823
9	Boca Dental	1,848
10	Hi Cubans!	1,848
11	Save RX Pharmacy	1,823



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PHOTOS



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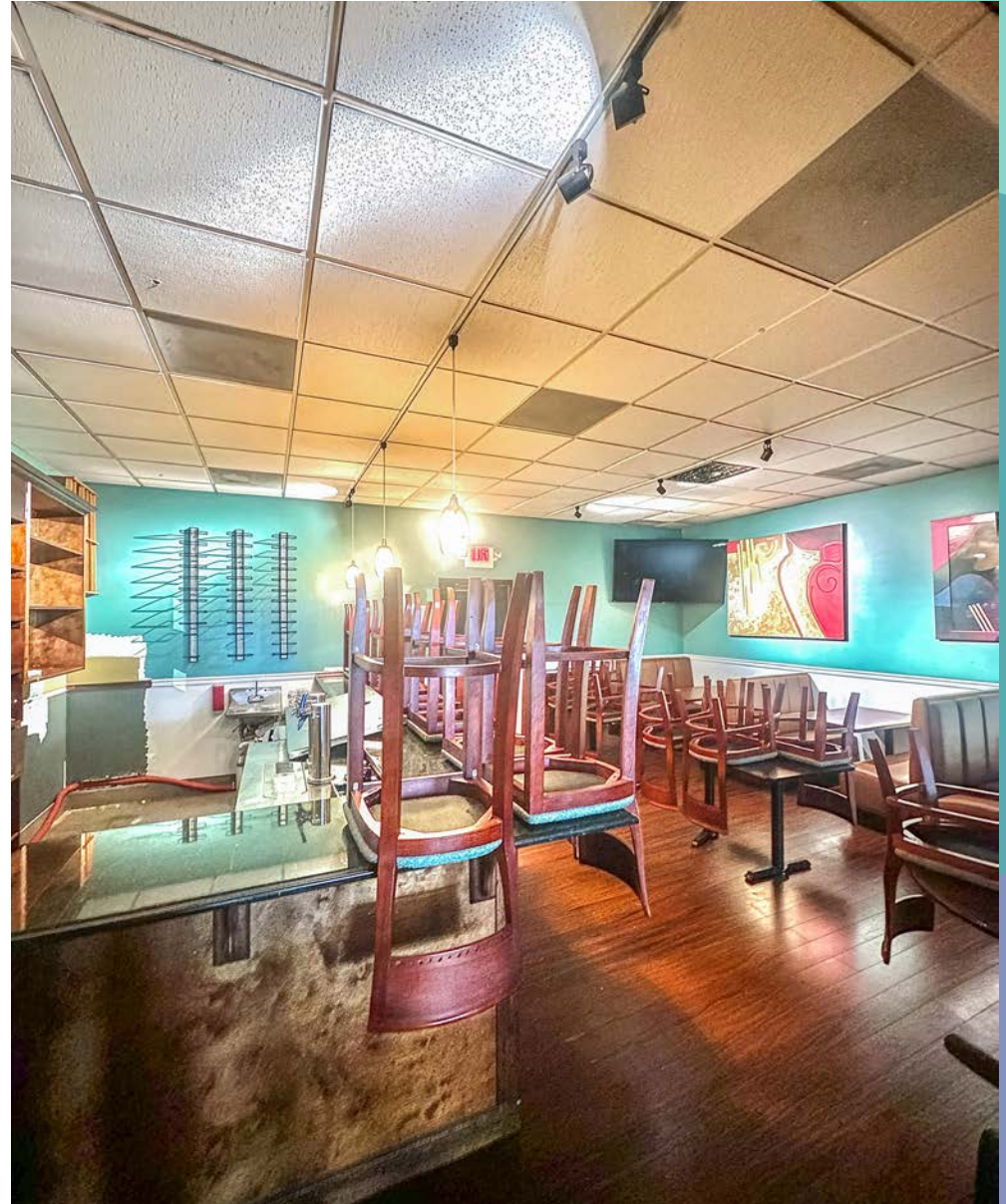
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2ND GEN RESTAURANT



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