

BUILD-TO-SUIT OPPORTUNITY

5,000 SF - 20,000 SF RETAIL OR MEDICAL OFFICE

4824 CAPE CORAL STREET, CAPE CORAL, FLORIDA 33904

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



~ Conceptual Photo ~

Prime opportunity to develop a **Class A medical or retail facility** in one of Cape Coral's growing corridors. This site offers flexibility for a wide range of users seeking a **custom-built space** tailored to their operational needs.

- ◆ **Build-to-Suit Opportunity!**
- ◆ **5,000 – 20,000 SF Available**
- ◆ **Ideal for Medical, Dental, Urgent Care, or Retail Uses**
- ◆ **Flexible Site Plan & Design**
- ◆ **High-Growth Market**

LOCATION HIGHLIGHTS

- ◆ Located in the Heart of Cape Coral's Expanding Commercial Corridor
- ◆ Strong Surrounding Residential Density & Continued Population Growth
- ◆ Easy Access to Major Thoroughfares & Surrounding Neighborhoods
- ◆ Excellent Visibility & Accessibility

BUILD-TO-SUIT ADVANTAGES

Design Your Space Exactly How You Need It:

- ◆ Custom Floor Plans & Layouts
- ◆ Modern Class A Construction
- ◆ Efficient Parking Design
- ◆ Signage Opportunities
- ◆ Built to Meet Medical or Retail Specifications



■ **LAND SIZE: 1.28± AC**

■ **ZONING: SC** (South Cape Downtown District) [click here](#) for permitted uses

Please Contact: **Colton Brausen**
Vice President

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YOUR LOCAL MARKET **EXPERT**

9979 Gulf Logistics Drive, Suite 210 | Fort Myers, Florida 33913 | Lee-FL.com



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MARKET OPPORTUNITY

Cape Coral continues to experience rapid population and economic growth, creating strong demand for medical services and neighborhood retail.

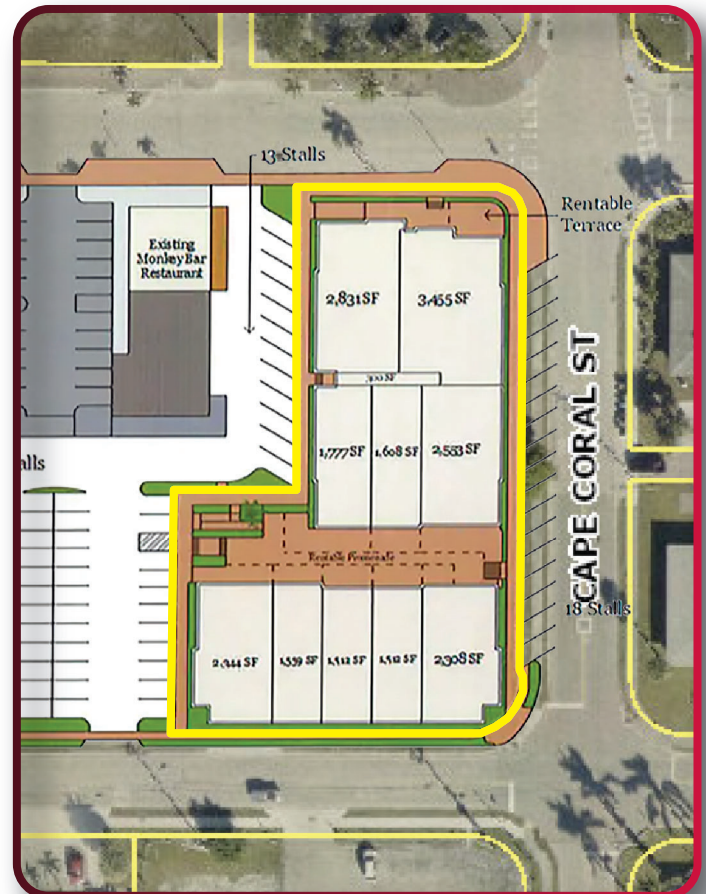
- ◆ Growing Population Base
- ◆ Under-Supplied Medical Space in Submarket
- ◆ Strong Household Income Demographics
- ◆ Ideal for Expanding Operators

SITE FEATURES

- ◆ Flexible Building Configurations
- ◆ Ample Parking (to suit use)
- ◆ Professional Landscaping
- ◆ New Construction with Modern Finishes
- ◆ Ability to Accommodate Single or Multi-Tenant Users

IDEAL USES

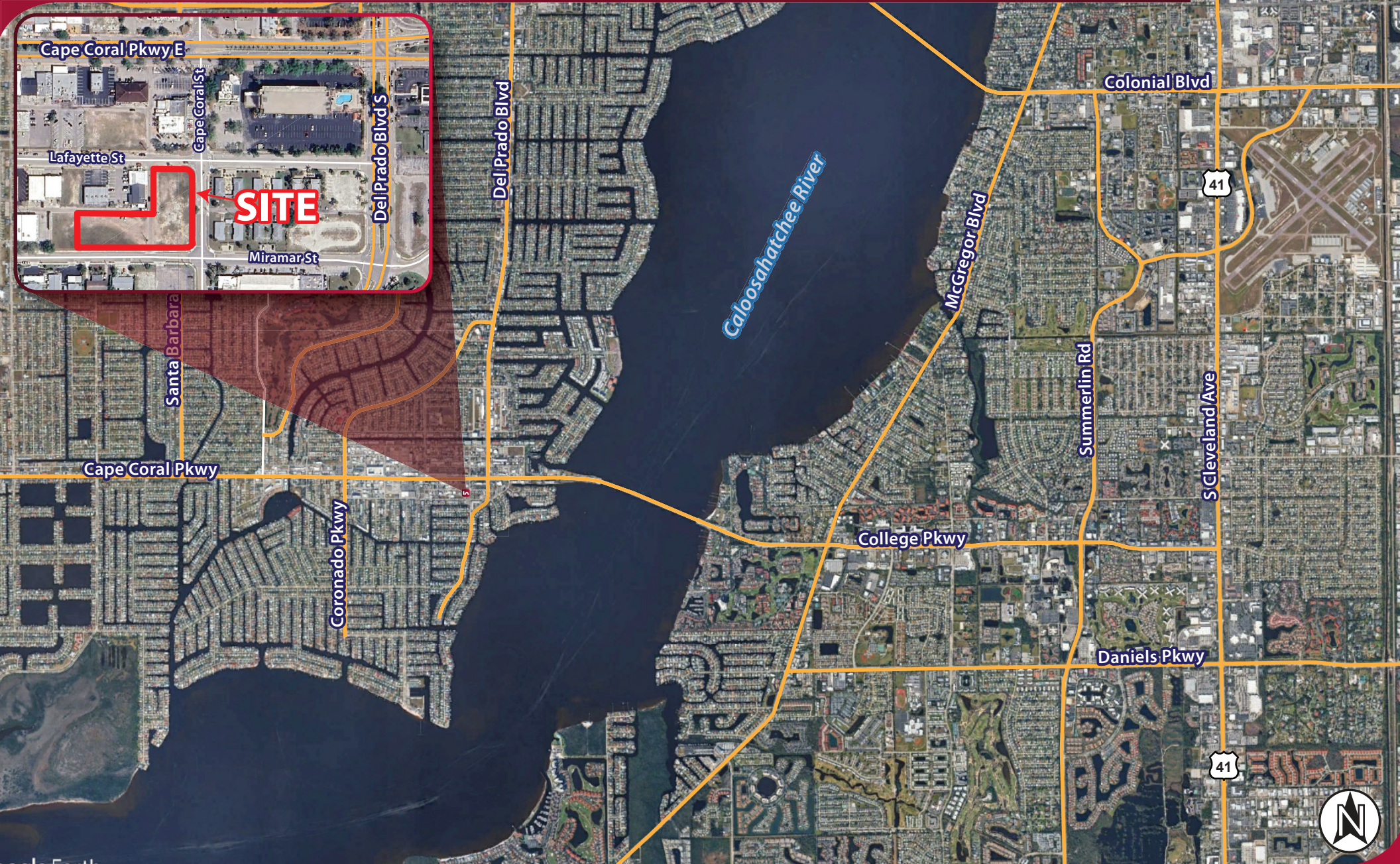
- ◆ Medical Office
- ◆ Dental / Orthodontics
- ◆ Urgent Care / Specialty Clinics
- ◆ Physical Therapy
- ◆ Retail / Service-Oriented Businesses



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