



COMMERCIAL REAL ESTATE SERVICES

of SWFL, INC.

CARLOS ACOSTA, CCIM

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FOR LEASE

GULF COAST TOWERS

3637 DEL PRADO BOULEVARD SOUTH, CAPE CORAL, FL 33904

GULF COAST TOWERS

3637 DEL PRADO BOULEVARD SOUTH, CAPE CORAL, FL 33909



1,220 SF Professional Office Suite at Gulf Coast Towers

FOR LEASE



LEASE RATE

\$20 SF/YR

OFFERING SUMMARY

Available Suite: Suite 304
Total Available SF: 1,220 SF
Lease Type: MG
Zoning: P
Availability: July 1, 2026

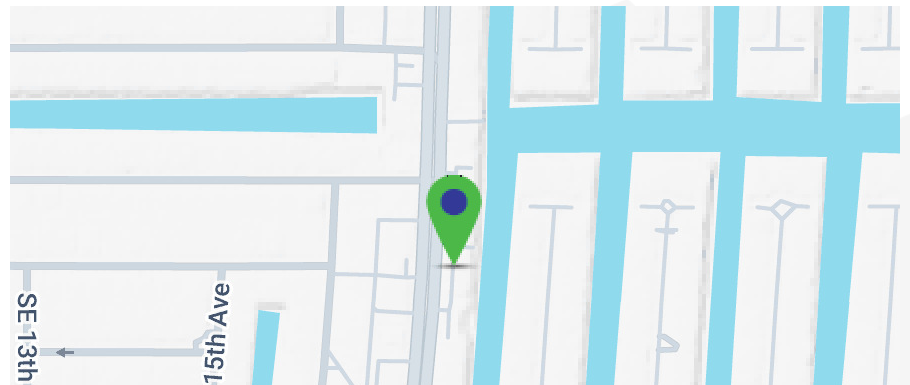
DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Population	62,365	187,847	440,909
Total Households	27,192	80,875	185,396
Median Age	53.1	50.4	49.1
Average HH Income	\$97,671	\$96,013	\$95,589

PROPERTY OVERVIEW

Professional office suite available at Gulf Coast Tower, located at 3637 Del Prado Blvd S in Cape Coral. Suite 304 offers approximately 1,220 SF on the third floor of a prominent multi-story office building with strong Del Prado Boulevard exposure, monument signage, and convenient access along one of Cape Coral's primary commercial corridors.

The suite includes multiple offices, making it a practical option for a general office user seeking a professional setting with visibility and a recognizable Cape Coral address. The space is offered at \$20.00/SF/YR Modified Gross, with availability expected July 1, 2026.



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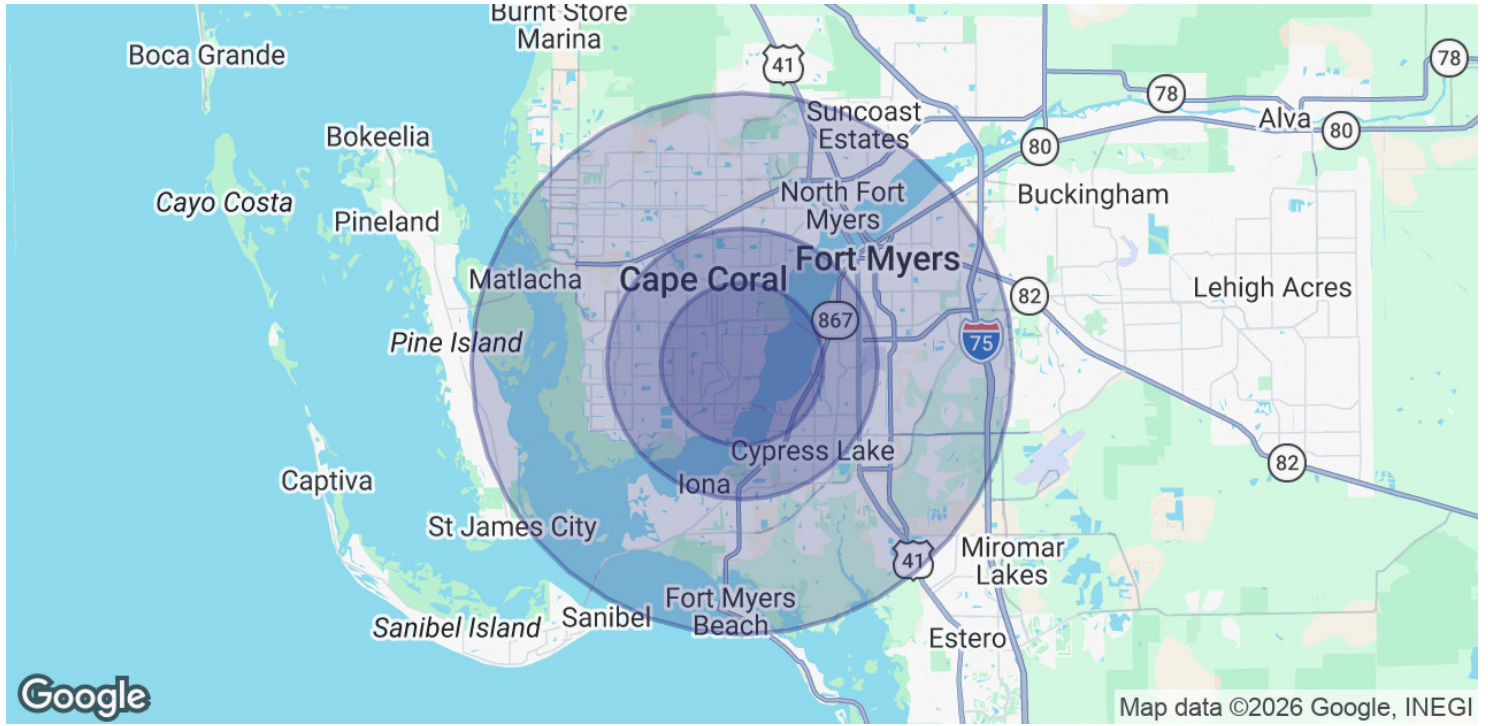
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Demographics Map & Report



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	62,365	187,847	440,909
Average Age	53.1	50.4	49.1
Average Age (Male)	53.0	49.5	48.5
Average Age (Female)	53.9	51.5	49.5

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	27,192	80,875	185,396
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$97,671	\$96,013	\$95,589
Average House Value	\$397,887	\$373,385	\$356,206

2023 American Community Survey (ACS)