

ENTRADA COMMUNITY SHOPPING CENTER

3571 DEL PRADO BLVD. N, CAPE CORAL, FL 33909



Property Summary



FOR LEASE

LEASE RATE

\$24.00 SF/YR

OFFERING SUMMARY

Lease Type: \$6.98 NNN

Zoning: C1

Traffic Count: 18,100 VPD

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Population	3,645	29,999	72,689
Total Households	1,782	13,985	31,860
Median Age	66.4	61.1	53.1
Average HH Income	\$67,017	\$55,012	\$55,832

PROPERTY HIGHLIGHTS

- Located at the gateway of Cape Coral
- Current Tenants: Edward Jones, The Bagel Factory & Millennium Physician Group
- Great visibility on six-lane Del Prado Boulevard North
- Near new Public Shopping Center
- ±1,750 SF per unit | Units may be combined for ±3,500 SF or ±5,250 SF

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 17	\$24.00 SF/yr	1,750 SF
Suite 18	\$24.00 SF/yr	1,750 SF
Suite 19	\$24.00 SF/yr	1,750 SF

CARLOS ACOSTA, CCIM

239.823.0115

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CRES Commercial Real Estate Services of SWFL, INC

1490 NE Pine Island Rd Suite 6F • Cape Coral, FL 33909

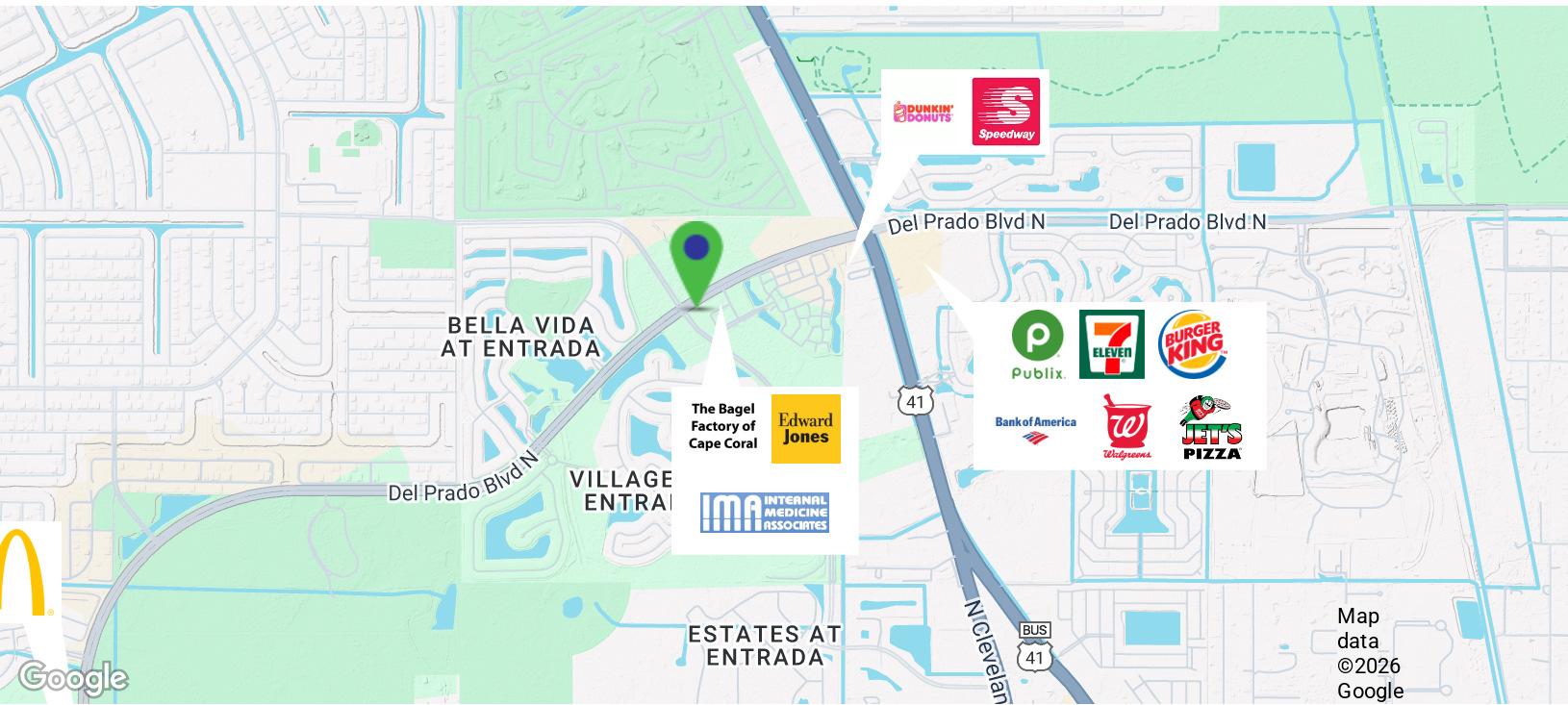
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