

SHOPS AT *DEL SOL*
1203 NE PINE ISLAND RD
CAPE CORAL, FLORIDA 33909



FOR LEASE

Contact Us:
Gaston Lulinski
786.683.9698
gaston@tlddeveloper.com

Shops at *Del Sol*

New Construction For Lease

Pine Island Road (SR 78) | 53,500 AADT

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Commercial Corridor

Shops at Del Sol

Burnt Store Rd
6 miles

NE 10th Ave

NE 13th Ave

NE 8th Terr

53,500 AADT

41,500 AADT

Del Prado Blvd

Pine Island Road (SR78)

Fort Myers 6 Miles

Pondella Rd

Central Cape Business Park

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Site Plan



PHASE 2
~1.56 AC
- FLEXIBLE OPTIONS
- BUILD TO SUIT
- GROUND LEASE

Bld. 1
3000
SQFT

Bldg. 2A
Bldg. 2B

Bldg. 3A
4200
SQFT

Bldg. 3B

Bldg. 8

Bldg. 4
4069
SQFT

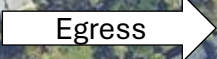
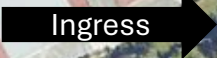
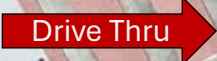
Bldg. 9
15,960
SQFT

MATTRESS Warehouse



Available

Leased



Pine Island Road (SR 78) | 53,500 AADT



Building 1 (Frontage – Hard Corner)



Available:
Unit 103: 1,062 SQFT
Width: 21' - 3"
Depth: 50' - 0"

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Building 3A (Frontage)



Available:
Unit 304: 1,200 SQFT
Unit 303: 1,200 SQFT
Unit 301: 1,800 SQFT

**Unit footprint can
be altered & combined**

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Building 4 (Frontage – Hard Corner)



Available:

Unit 401: ~1,500 SQFT

Drive Thru

Unit 403: ~1500 SQFT

Unit 405: ~1500 SQFT

***Unit footprint can be
altered & combined***

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Building 9 (Rear lot line)



Available
15,960 SQFT Total
Units 901-912: 1,330 SQFT per unit
Units can be combined
Depth: 57 Feet

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Potbelly

- Chicago-born fast-casual sandwich chain
- Known for its toasted sandwiches and soups
- +500 locations across more than 30 states
 - Acquired in 2025 for ~\$566 million

SWIG

- National beverage chain w/ +150 locations
 - "Home of the Original Dirty Soda"
 - 500 locations in the coming years

Mattress Warehouse

- Founded in 1989
- Over 520 locations across America
 - Offering a wide selection of mattresses and accessories

James and Sons Tobacconists

- Family-owned cigar bar based in NY State
- Exclusive supplier to the Belmont Stakes
- Walk-in humidior, lounge, and outdoor seating



Chicken Salad Chick

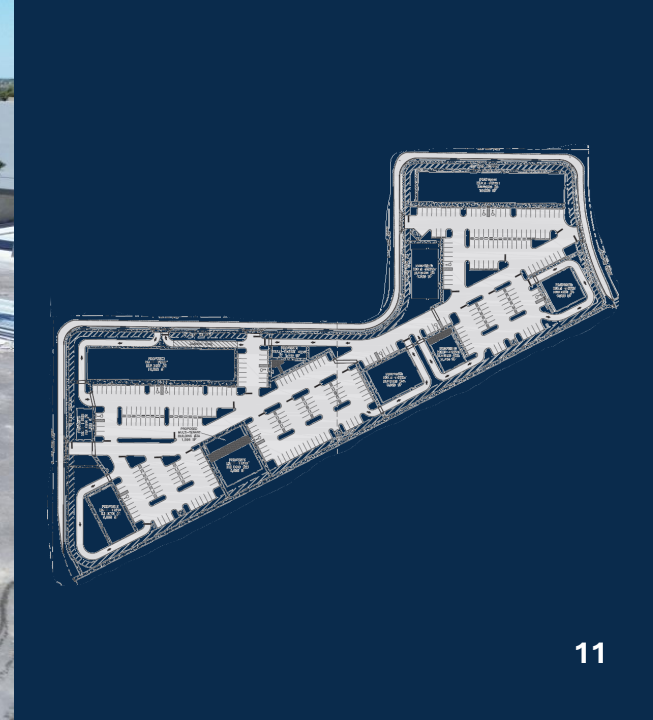
- Unique fast-casual restaurant chain that specializes almost exclusively in chicken salad
 - Founded in 2008 in Auburn, Alabama
- Over 300 locations across more than 20 states

Burrito Shak

- Fast-casual "Fresh Mex" restaurant chain
- Known for its Baja-style menu and surf vibe
 - Founded in 2015,
 - +20 locations across multiple states

Ginza Sushi

- Sit-down Japanese restaurant
- Multiple locations across SWFL
 - 10+ years operating
 - 200+ seat dining space



Phase 2



- PHASE 2**
- 1.56 ACRES
 - BUILD TO SUIT
 - GROUND LEASE
 - UP TO 18,600 SQFT GLA
 - FLEXIBLE DELIVERY

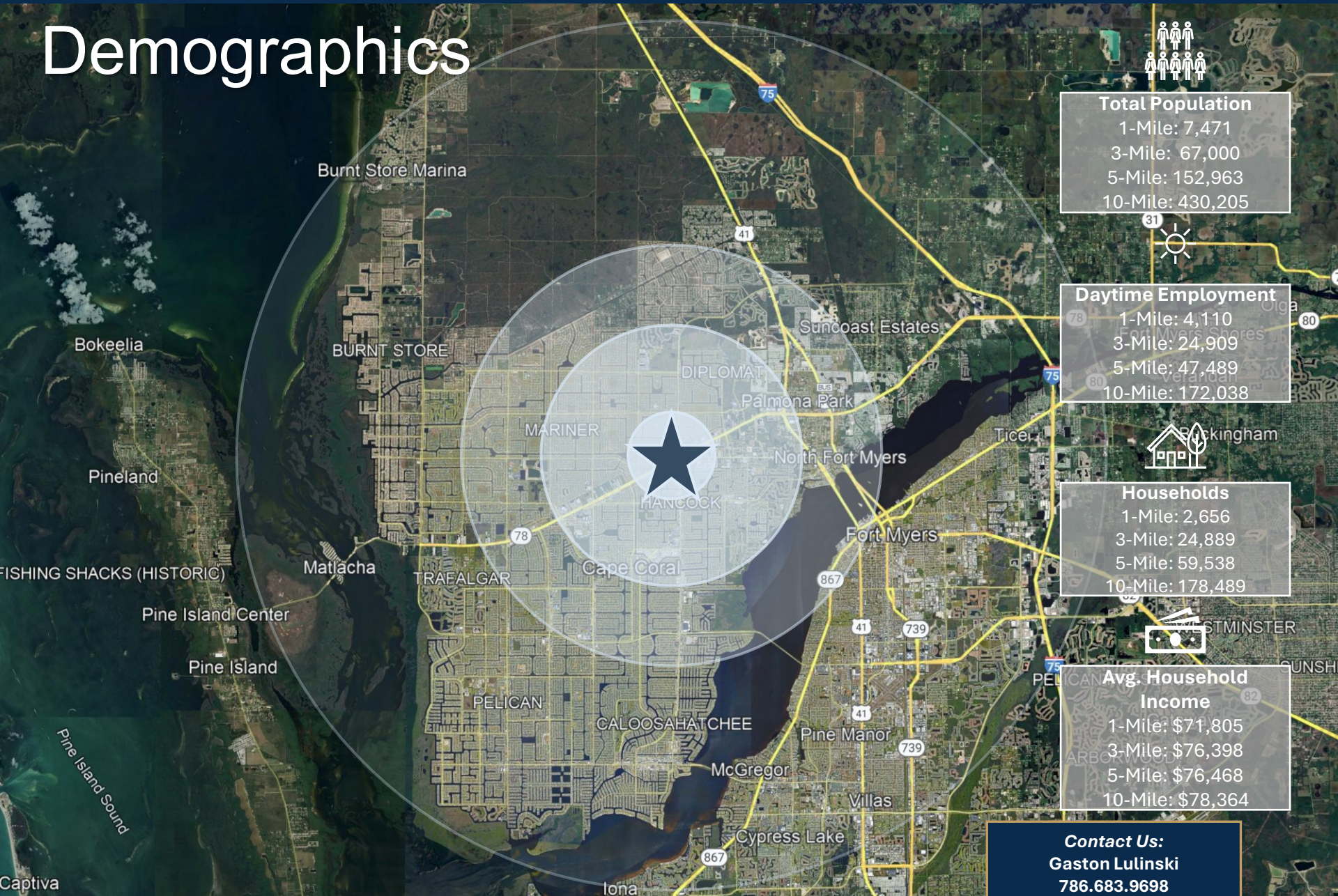


Aerial



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Demographics



Total Population
1-Mile: 7,471
3-Mile: 67,000
5-Mile: 152,963
10-Mile: 430,205



Daytime Employment
1-Mile: 4,110
3-Mile: 24,909
5-Mile: 47,489
10-Mile: 172,038



Households
1-Mile: 2,656
3-Mile: 24,889
5-Mile: 59,538
10-Mile: 178,489



Avg. Household Income
1-Mile: \$71,805
3-Mile: \$76,398
5-Mile: \$76,468
10-Mile: \$78,364

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