Cape Coral Commons

NW Corner of Pine Island Road & Del Prado Blvd.
Cape Coral | FL

For Lease:
2,200 SF - End Cap
Last Unit Available

DETENTION

DETENTION

DETENTION

DETENTION

DETENTION

City Mattress

TIRE KINGDOM SERVICE CENTERS

Lot 3

TACOS Y TEQUILA

HAND & STONE MASSAGE AND FACIAL SPA

Love Boat Ice Cream Premium Homemade Ice Cream

Encore Nail Bar

PARAGON HEALTHCARE

FirstWatch The Daytime Café

LOT 2

Lot 6
1.67± AC
Under Contract

MISSION BBQ

crumbl cookies

-N- NAPLES WAX CENTER

choppers HAIR GARAGE

FIREHOUSE SUBS FOUNDED BY FIREMEN

Visionworks

PJ's COFFEE of new orleans

huey magoo's CHICKEN TENDERS

PEI WEI ASIAN KITCHEN

PAPA JOHNS PIZZA

SAGE ENTAL

LOWE'S

PINE ISLAND ROAD

DEL PRADO BLVD

For Lease

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THOMPSON THRIFT RETAIL GROUP

Colliers
Accelerating success.

Property Highlights

National/regional retail center developed by Thompson Thrift, located at the signalized intersection of Pine Island Road and Del Prado Boulevard in Cape Coral, FL.

- Total development: 13± AC
- 4 Multi-tenant buildings
- 97% leased

- 2 points of access
- Ample parking

- Traffic count:
  - Pine Island Road: 56,000 AADT
  - Del Prado Boulevard: 34,500 AADT

Tenants Mix

Open For Business:

Crumbl Cookies, Firehouse Subs, Tire Kingdom, Paragon Healthcare, Visionworks, Encore Nails & Spa, Love Boat Ice Cream

New Tenants Opening Soon:

Papa John's Pizza, Pei Wei Asian Kitchen, Huey Magoo's, Sage Dental, Naples Wax, Hand & Stone, Choppers Hair Garage and Tacos & Tequila

Availability

Last space available at Cape Coral Commons!

Lot 3 Specifics

Address	903 NE 15th Place Cape Coral, Fl 33909
Lot 3	1.14± AC - 49,833 SF
GLA	8,800 SF
Use	Retail, restaurant, services
Zoning	Commercial Corridor
Parking	55 spaces
Ratio	6.44/1,000 SF

Availability

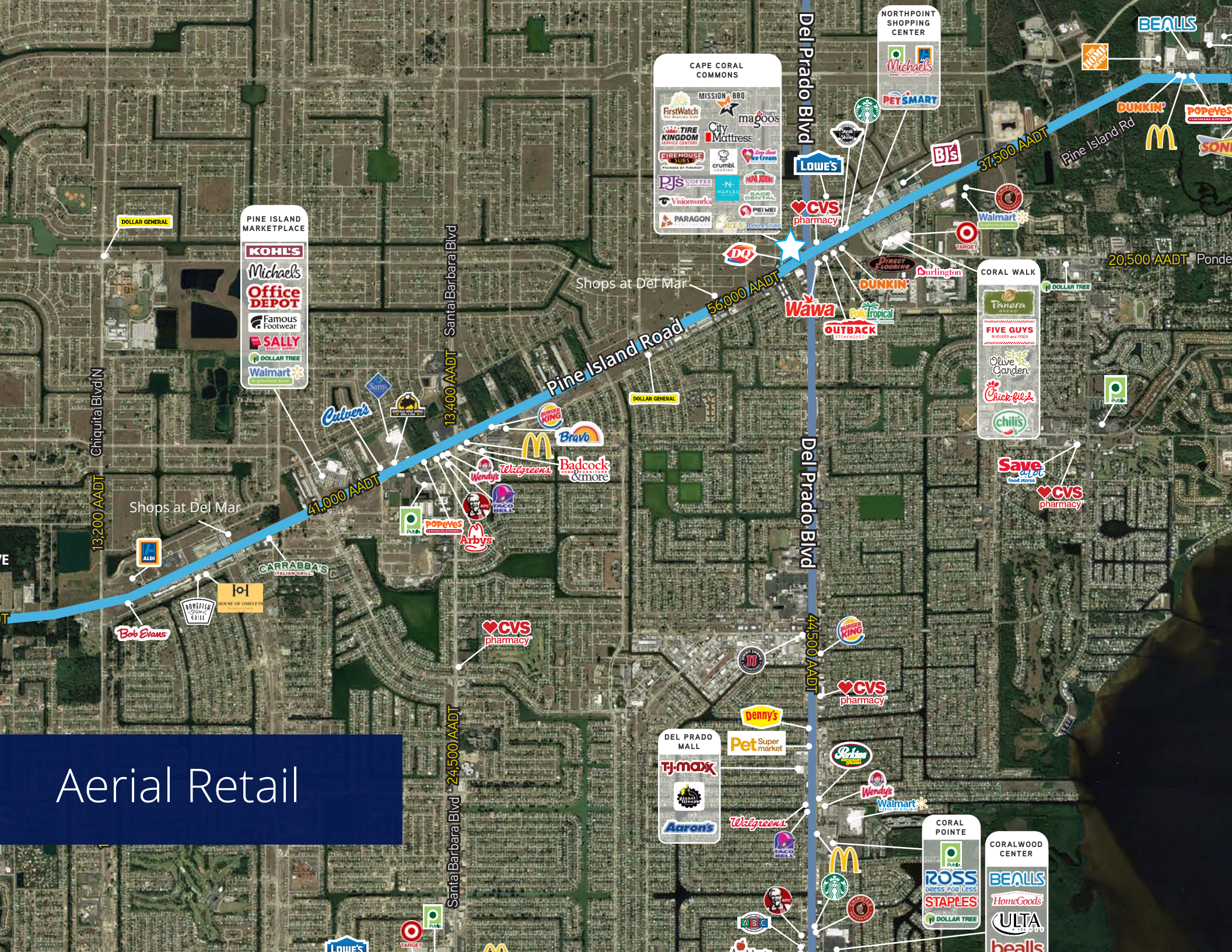- 2,200 SF
- End cap
- Patio/outdoor seating opportunity
- Delivery Q4 2025

Lease Rate:

$44.00/SF
$11+ /SF NNN

Co-Tenants at Cape Coral Commons

PARAGON HEALTHCARE · City Mattress · crumbl cookies · Encore Nail Bar · FIREHOUSE SUBS FOUNDED BY FIREMEN · PAPA JOHNS PIZZA · PEI WEI ASIAN KITCHEN · NAPLES WAX CENTER

SAGE DENTAL · FirstWatch The Daytime Café · huey magoo's CHICKEN TENDERS · MISSION BBQ · Love Boat Ice Cream · choppers HAIR GARAGE · TIRE KINGDOM SERVICE CENTERS · HAND & STONE MASSAGE AND FACIAL

Aerial Retail

Pine Island Road

Del Prado Blvd

Santa Barbara Blvd

Chiquita Blvd N

Pine Island Rd

Ponde

AADT values:
- 37,500 AADT
- 56,000 AADT
- 41,000 AADT
- 13,400 AADT
- 13,200 AADT
- 20,500 AADT
- 44,500 AADT
- 24,500 AADT

CAPE CORAL COMMONS
FirstWatch, MISSION BBQ, Huey magoo's, TIRE KINGDOM SERVICE CENTERS, City Mattress, FIREHOUSE SUBS, crumbl cookies, Low Bost Ice Cream, PJ's COFFEE, MAPLES, NAPA JOE'S, Visionworks, SAGE DENTAL, PARAGON, PEI WEI, Encore, Wendy's Store

PINE ISLAND MARKETPLACE
KOHL'S, Michaels, Office DEPOT, Famous Footwear, SALLY BEAUTY SUPPLY, DOLLAR TREE, Walmart Neighborhood Market

NORTHPOINT SHOPPING CENTER
Michaels, PETSMART

CORAL WALK
Panera Bread, FIVE GUYS BURGERS and FRIES, Olive Garden, Chick-fil-A, Chili's

DEL PRADO MALL
T·J·maxx, Planet Fitness, Aaron's

CORAL POINTE
Publix, ROSS DRESS FOR LESS, STAPLES, DOLLAR TREE

CORALWOOD CENTER
BEALLS, HomeGoods, ULTA, bealls

Shops at Del Mar

Other brands:
BEALLS, THE HOME DEPOT, DUNKIN', POPEYES LOUISIANA KITCHEN, McDonald's, SONIC, Starbucks, BJ's, Lowe's, Walmart, CVS pharmacy, Target, Direct Flooring, Burlington, DUNKIN', DOLLAR TREE, DQ, Wawa, Pollo Tropical, OUTBACK STEAKHOUSE, Publix, Chipotle, Save a lot food stores, CVS pharmacy, DOLLAR GENERAL, Sam's, Culver's, BUFFALO WILD WINGS, BURGER KING, McDonald's, Bravo, Wendy's, Walgreens, Badcock home furniture &more, KFC, TACO BELL, Publix, POPEYES LOUISIANA KITCHEN, Arby's, ALDI, CARRABBA'S ITALIAN GRILL, BONEFISH GRILL, HOUSE OF OMELETS, Bob Evans, DOLLAR GENERAL, CVS pharmacy, JJ's, Denny's, Pet Supermarket, Perkins, BURGER KING, CVS pharmacy, Wendy's, Walmart, Walgreens, TACO BELL, Starbucks, Chipotle, ABC, KFC, Lowe's, Target, Publix, McDonald's

DOLLAR GENERAL

Residential Developments

5 miles

Cape Coral Commons

Shops at Del Mar

Shops at Del Mar

Future and Under Construction Developments
(Greater than 100 Units)

- 🔵 Condos & Townhomes (For Sale)
- 🟠 Single Family (For Sale)
- 🔵 Apartment (For Rent)

Map #	Project Name	Unit Type	Units Under Contruction / Planned
1	Embers Lake I	Apartment	690
2	Embers Lake II	Apartment	647
3	Former News Press	Apartment	614
4	Paradise Isles	Apartment	600
5	Crane Landing/SF	Single Family	457
6	The Hadley	Apartment	444
7	Siesta Lakes	Apartment	412
8	3561 De Navarra Parkway	Apartment	402
9	Montage at Midtown	Apartment	321
10	Crane Landing/Att	Duplex	310
11	Solay Cape Coral	Apartment	300
12	Vantage	Apartment	292
13	MIVO North Fort Myers	Apartment	285
14	Merchants Crossing	Apartment	279
15	First Street	Apartment	275
16	Bayshore Pines	Apartment	269
17	Paradise Isles/TH	Townhouse	247
18	Coral Bay	Single Family	244
19	Palmera on the River	Apartment	239
20	Triton Cay II	Apartment	236
21	Vantage Lofts	Apartment	229
22	Moody Landing	Apartment	226
23	Riverfront First Street	Apartment	222
24	Barrett Park	Apartment	200
25	The Club on Pine Island	Apartment	195
26	Cape Vista	Apartment	106
Total units under construction / planned within 5 miles			**8,742**

More Data

Households
1-Mile: 2,600
3-Mile: 25,589
5-Mile: 61,343

Daytime Population
1-Mile: 7,125
3-Mile: 65,880
5-Mile: 150,790

Median Age
1 Mile: 38.8
3-Mile: 42.9
5-Mile: 46.2

Average HH Income
1 Mile: $76,641
3-Mile: $82,768
5-Mile: $83,693
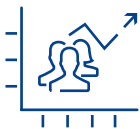
Population Change
(2023-2028)
1-Mile: 0.6%
3-Mile: 2.4%
5-Mile: 4.7%
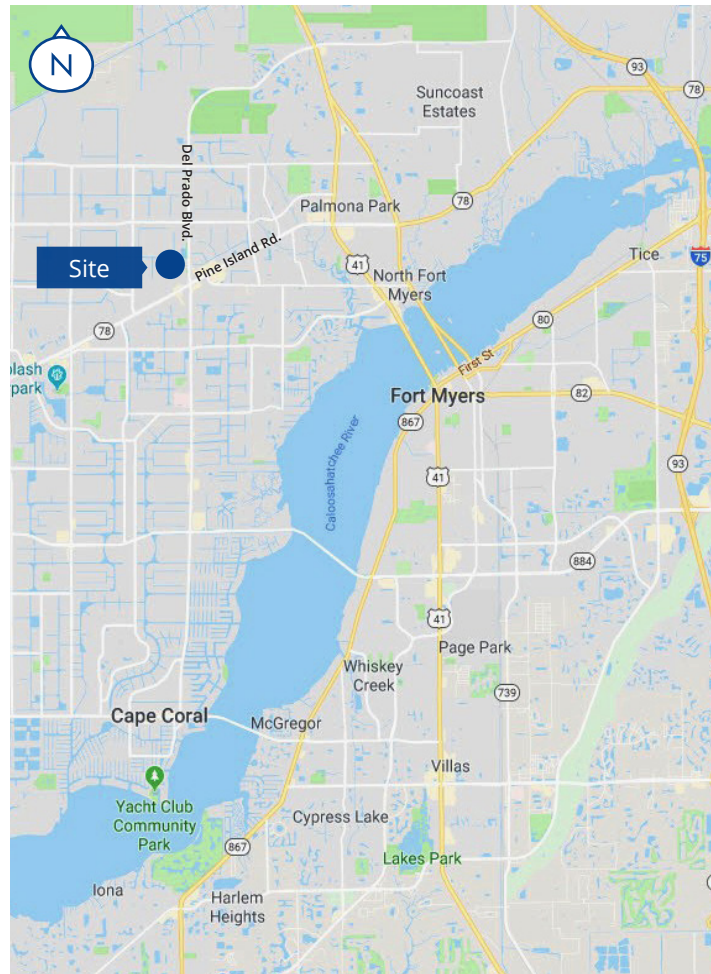
Cape Coral is located in Lee County, 20 minutes southwest of Fort Myers and 20 minutes north of Fort Myers Beach. Lee County receives approximately 5 million visitors a year that spend an estimated $3 billion annually.

• Cape Coral is the 8th largest city in Florida and the largest city between Tampa and Miami. It ranked 3rd on Forbes's Best Place to Live In Florida in the 2023 list.

• Cape Coral is part of the Cape Coral-Fort Myers Metropolitan Statistical Area (MSA).

• Cape Coral-Fort Myers area is among the hightest metro areas in the nation for percentage growth over the last several years.

• The economy in Cape Coral is based on health care services, retail and real estate/construction.

• City's top five employers are Lee Memorial Hospital, Lee County School System, Publix Supermarkets, City of Cape Coral and Walmart.

• Cape Coral is home to the Sun Splash Water Park and more than 30 recreational parks and 7 golf courses.

• Cape Coral offers a variety of Gulf beaches within 15 miles, such as Sanibel Island and Fort Myers Beach.