

1338 Del Prado Blvd S Cape Coral, FL 33990



CUSHMAN &
WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



For Lease

Property Highlights

- Excellent location in the primary retail corridor of Del Prado
- Exterior building renovated 2024
- Property benefits from high traffic counts as well as ample parking
- Building and pylon signage available
- Other tenants includes Pet Supermarket, American mattress, & Papa John's Pizza

GLA

± 24,984 SF

LAND AREA

± 83,635 SF / 1.92 AC

YEAR BUILT

1989

FRONTAGE
AND TRAFFIC

± 315' on Del Prado Blvd
46,500 (AADT)

PARKING
RATIO

± 3.04 / 1,000 SF

ZONING

C-1 – Commercial

SUBMARKET

Cape Coral

Unit	Unit Size	Lease Rate (Direct)	CAM	Monthly Rent*
Unit 9	1,350 SF	\$18.00 NNN	\$6.40	\$2,745.00

*Taxes not included

Better never settles

GARY TASMAN
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Available
1,350 SF



CENTRAL LOCATION:

LOCATED IN CAPE CORAL, THE PROPERTY BENEFITS FROM FOOT TRAFFIC FROM SURROUNDING BUSINESSES AS WELL AS QUICK ACCESS TO THE MIDPOINT BRIDGE FOR CLIENTS AND EMPLOYEES ALIKE.

2024 Demographics	1-Mile	3-Miles	5-Miles
Total Population	10,443	66,922	183,596
Total Households	4,231	26,204	74,295
Annual Population Growth 2024-2029	3.4%	3.4%	3.6%
Average Household Income	\$78,107	\$79,122	\$77,446

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