

Colliers



For Lease

Rendering

1133 SW Pine Island Road, Cape Coral, FL

1,500-7,000 SF
Multi-Tenant Building

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Colliers Top 25 West & Central FL Brokers (2024)

Fabienne Porter

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Property Highlights

Specifics

- **1133 SW Pine Island Road, Cape Coral, FL**
- 1± AC parcel located within the Shops at Cape Crossing
- Pad ready
- Freestanding, multi-tenant building
- 1,500 SF to 7,000 SF available, subject to use
- Delivery: Q2 2027
- Zoning: Pine Island Road Corridor (CORR)
- Use: Restaurant, QSR, retail, office, medical
- 880 feet of frontage on Pine Island Road
- 3 access points
- Option to buy available

Location

- The property is located on Pine Island Road (SR 78), a major east-west thoroughfare and thriving commercial corridor in Cape Coral
- Pine Island Road connects to I-75 and US 41, ensuring high traffic volume and regional accessibility.
- The site is located in Shops at Cape Crossing, a fully established commercial center under new ownership and redevelopment.
- 42,000 AADT on SW Pine Island Road

Demographics (2025)



Total Population
 • 3 mile: 66,959
 • 5 mile: 64,984



Median Home Value
 • 3 mile: \$407,568
 • 5 mile: \$420,603



Day Time Population
 • 3 mile: 54,055
 • 5 mile: 134,023



Ave. Household Income
 • 3 mile: \$97,688
 • 5 mile: \$99,145



Population Growth (2025-30)
 • 3 mile: 2.3%
 • 5 mile: 1.6%



Median Age
 • 3 mile: 42.8
 • 5 mile: 44.7



FOR LEASE: \$45.00/SF + NNN

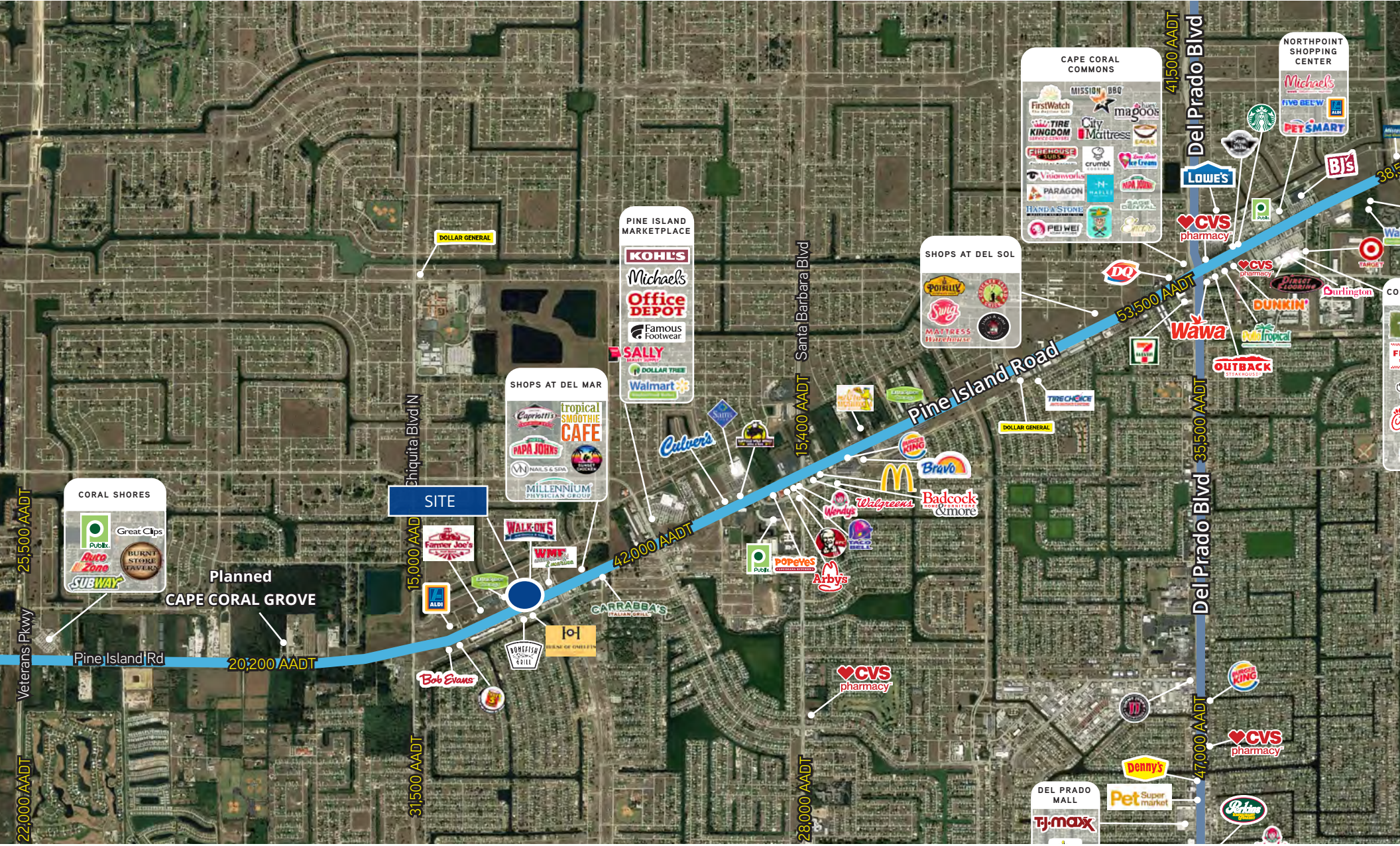
Location Map

Property address: 1133 SW Pine Island Road, Cape Coral, FL



Pine Island Road Retail Map

Property address: 1133 SW Pine Island Road, Cape Coral, FL



CUBESMART
self storage

WMF
WATERFRONT
& MARINE

WALK-ON'S
BISTREAUX & BAR

SHOPS AT DEL MAR

Capriotti's
Tropical SMOOTHIE CAFE
PAPA JOHN'S
VN NAILS & SPA
MILLENNIUM PHYSICIAN GROUP

SW Pine Island Road

SITE

For more information, contact:

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