



LSI
COMPANIES

OFFERING MEMORANDUM

825 DEL PRADO BOULEVARD

2,220± SQ. FT. FREESTANDING COMMERCIAL BUILDING

PROPERTY SUMMARY

Property Address: 825 Del Prado Blvd
Cape Coral, FL 33990

County: Lee

Property Type: Commercial Building

Property Size: 0.46± Acres | 20,038± Sq. Ft.

Building Size: 2,220± Sq. Ft.

Zoning: C (Commercial)

Utilities: City of Cape Coral

STRAP Number: 20-44-24-C1-01296.0010

LIST PRICE:

\$1,495,000

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SALES EXECUTIVE



Mike Trivett
Sales Associate



DIRECT ALL OFFERS TO:

Mike Trivett

mtrivett@lsicompanies.com

o: (239) 489-4066 m: (239) 940-3171

OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

EXECUTIVE SUMMARY

LSI Companies is pleased to present this freestanding, vacant retail building located in Cape Coral, Florida.

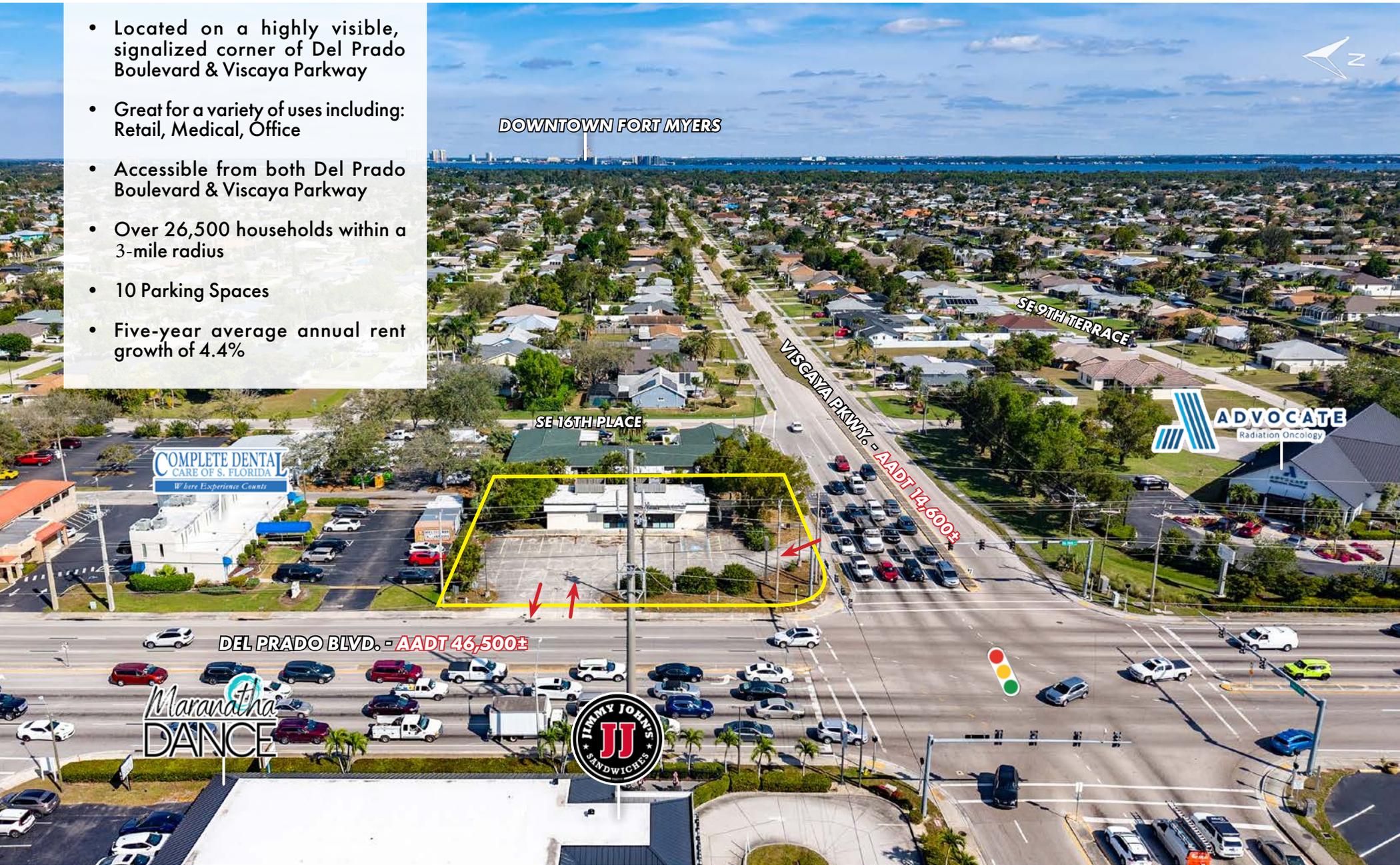
This 2,220± Sq. Ft. building presents versatile opportunities under the commercial zoning, making it suitable for both end users and investors. The property is situated at the signalized northeast corner of Viscaya Parkway and Del Prado Boulevard South, benefiting from the substantial daily traffic on both roadways. It offers a diverse range of permitted uses, with additional options accessible through *Permitted with Standards and Conditional Uses*.

Since 2020, Cape Coral has been one of the fastest-growing cities in the United States. Cape Coral's retail vacancy rate is approximately 1.7%, with a five-year average of 2.3%, and there is minimal new retail space currently in the pipeline. The area has experienced annual rent growth of 3.4%, with a five-year average of 4.4%.



PROPERTY HIGHLIGHTS

- Located on a highly visible, signalized corner of Del Prado Boulevard & Viscaya Parkway
- Great for a variety of uses including: Retail, Medical, Office
- Accessible from both Del Prado Boulevard & Viscaya Parkway
- Over 26,500 households within a 3-mile radius
- 10 Parking Spaces
- Five-year average annual rent growth of 4.4%



BUILDING EXTERIOR



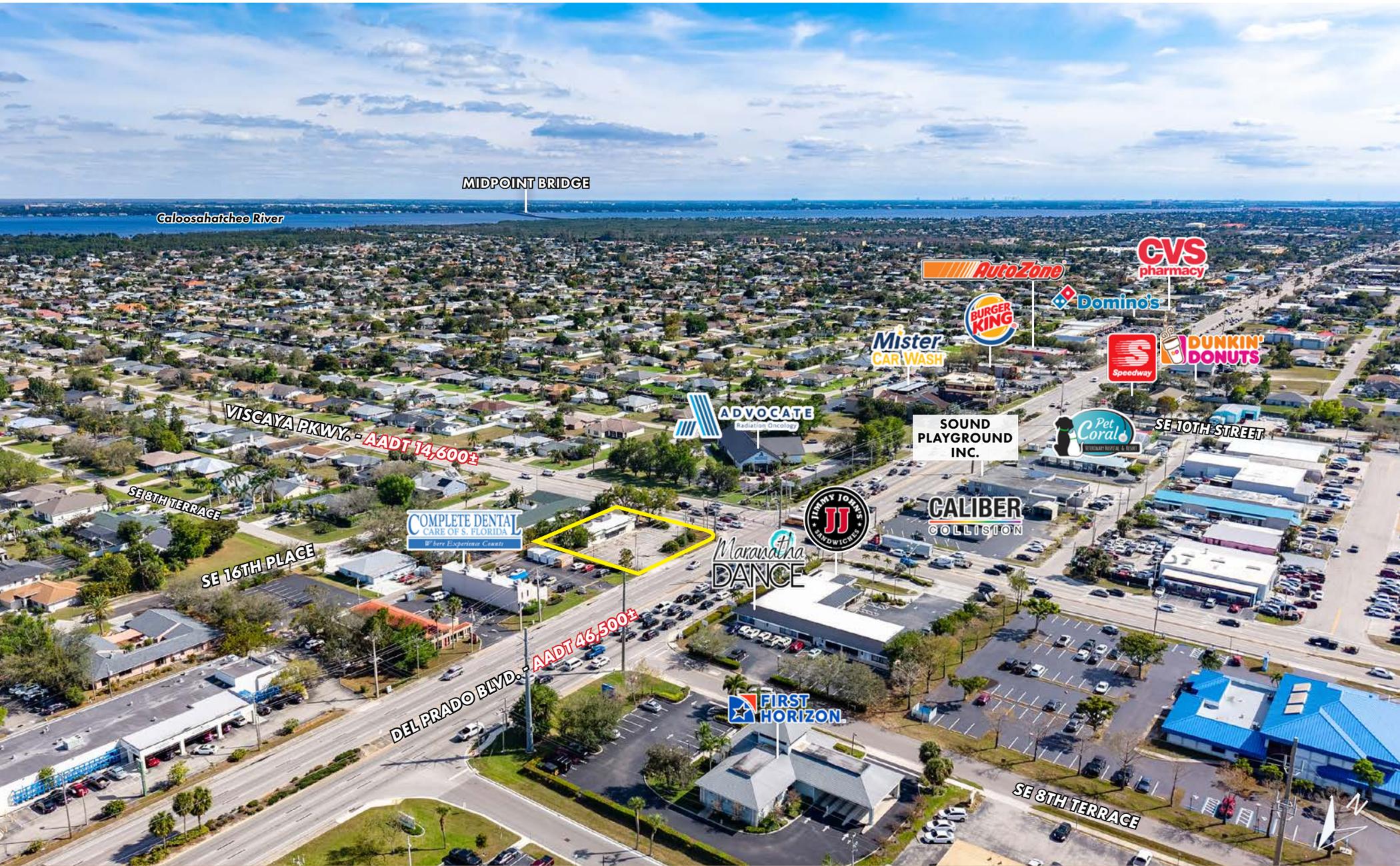
PROPERTY AERIAL



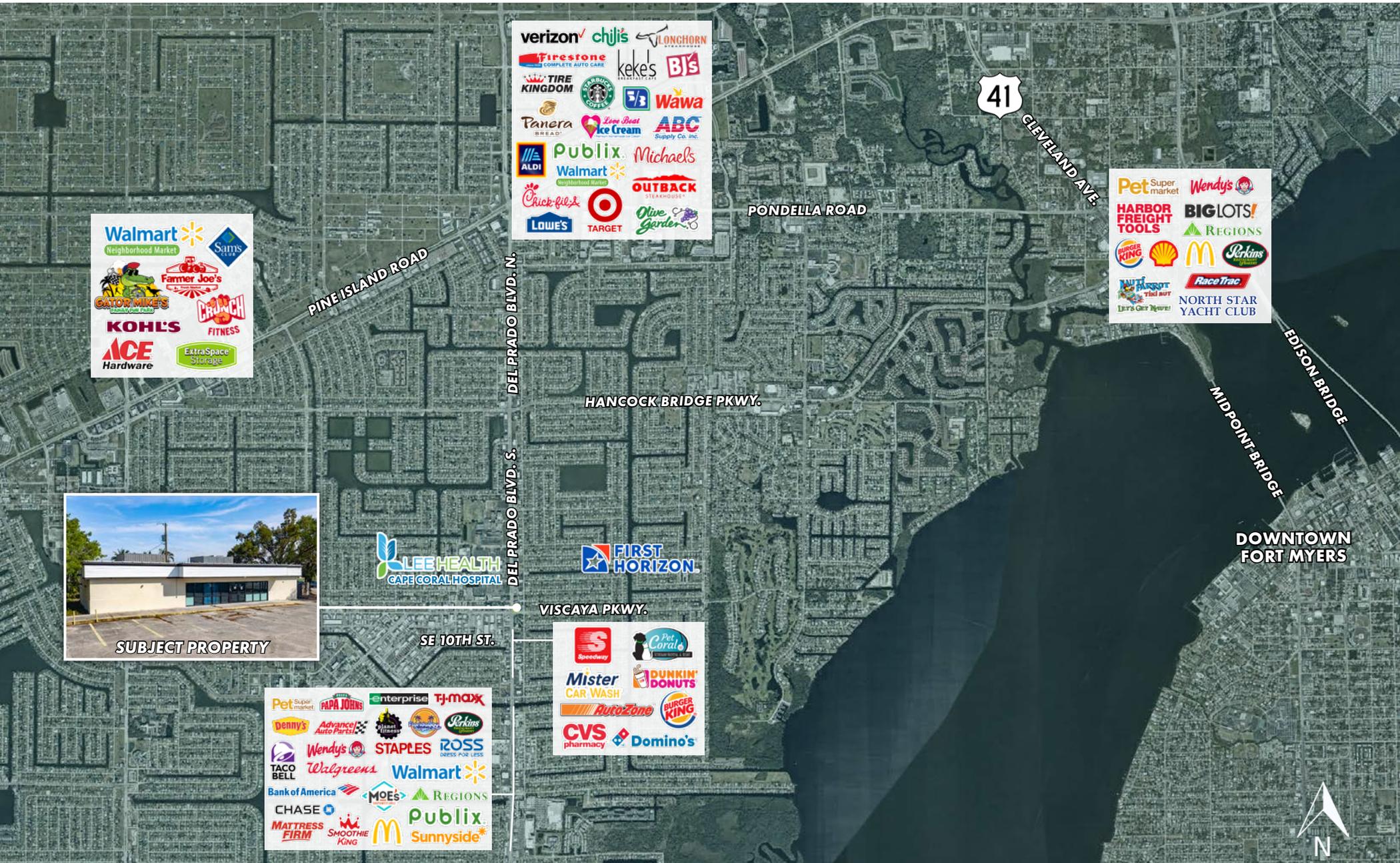
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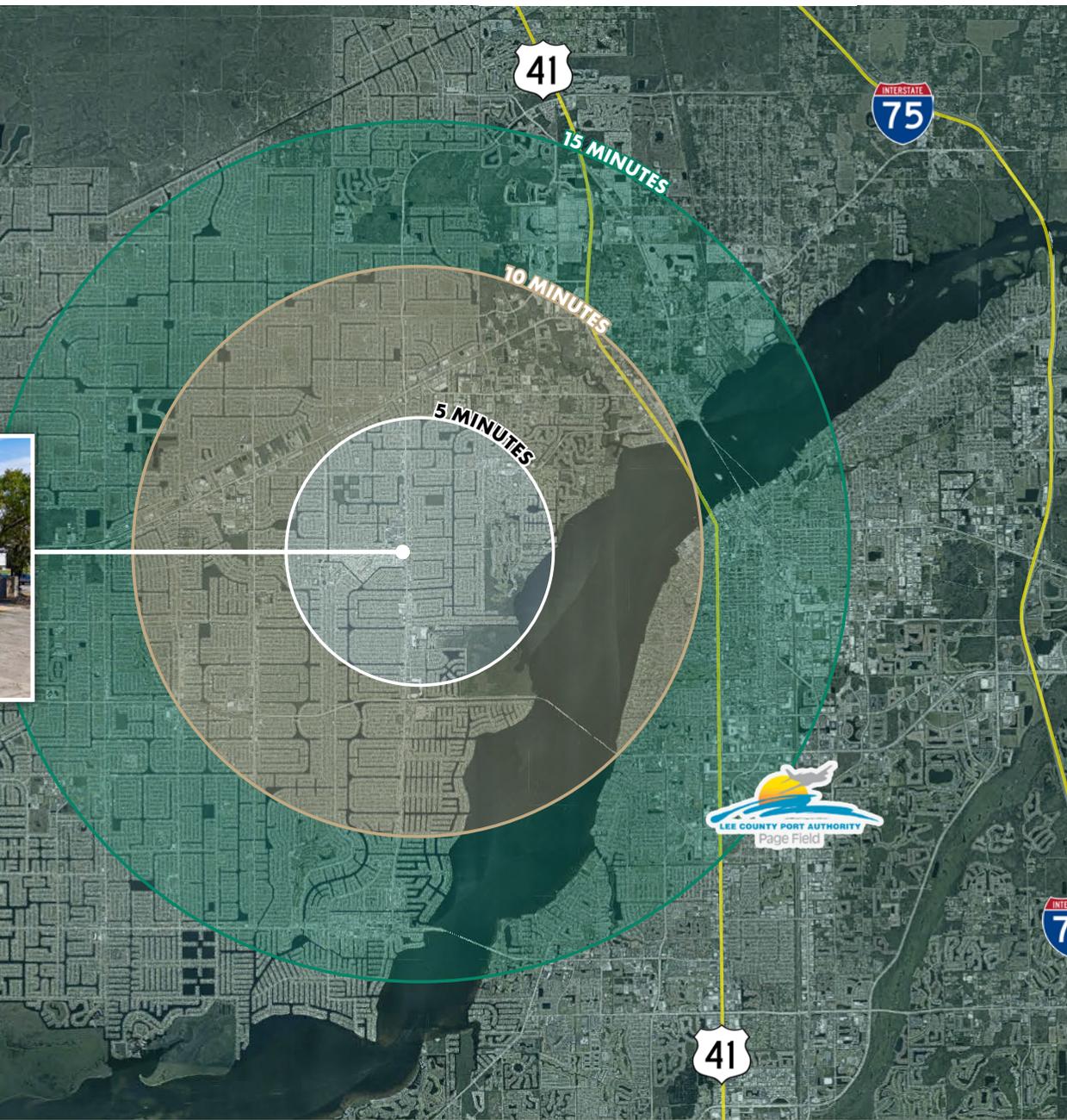
PROPERTY AERIAL



RETAIL MAP



DRIVE TIME MAP



LOCATION MAP



- ### LOCATION HIGHLIGHTS
- 0.3± miles to Cape Coral Hospital
 - 4.7± miles to US-41
 - 6± miles to Downtown Cape Coral
 - 6± miles to North Fort Myers
 - 6.8± miles to Downtown Fort Myers
 - 11± miles to I-75
 - 14.5± miles to Pine Island
 - 16.7± miles to Fort Myers Beach
 - 21.7± miles to SWFL International Airport (RSW)
 - 23.4± miles to Punta Gorda Airport (PGD)





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LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the potential Buyer, neither their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer and with significant experience in entitlement and development process of Charlotte County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.