



FOR LEASE

AFFORDABLE OFFICE SPACES  
2326 DEL PRADO BLVD,  
CAPE CORAL, FL 33990

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# TABLE OF CONTENTS

## 2326 DEL PRADO BOULEVARD SOUTH CAPE CORAL, FL 33990

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### Contents

PROPERTY INFORMATION	3
ANCHOR TENANT - RE/MAX REALTY TEAM	7
FLOOR PLANS	9
PHOTO GALLERY	12
LOCATION INFORMATION	17
DEMOGRAPHICS	23
ABOUT CAPE CORAL	26

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# RE/MAX

## PROPERTY INFORMATION



# PROPERTY DESCRIPTION

**2326 DEL PRADO BOULEVARD SOUTH**  
CAPE CORAL, FL 33990

SECTION 1 / PAGE 4

## PROPERTY DESCRIPTION

Results Commercial is pleased to offer For Lease spaces ranging from ~100 SF to ~4,800 SF.

- Ground Floor has up to ~4,000 Contiguous SF available. Approximately 29 offices available for lease.
- 2nd Floor has ~600 SF available for lease. 4 offices available for lease.

Zoned C - Commercial. A perfect opportunity for your businesses to work with the great success of the **Anchor Tenant, RE/MAX Realty Team**, established 20 + years, and benefit from referrals, increased exposure, cross-promotion and collaboration. Creating more convenience for clients could potentially result in more customers.

The building is 17,647 SF, 2 stories on 1.416 acres with 74 parking spaces. Conveniently located at the NW corner of the signaled intersection of Del Prado Blvd (56,000 VPD) and Veterans Parkway (58,000 VPD).

Good access from SE 15th Place off Del Prado Blvd. Great signage due to the signalized intersection with 265 frontage on Veterans Parkway and 242 feet on Del Prado Blvd. Open surface parking with 74 spaces including 4 handicapped.

**Shared Amenities Include:** Open Parking, Reception, Cafe, Kitchen, Break Room (with TV), 6 Restrooms, Mail Room, Media Room, Training and Conference rooms.

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# LEASE HIGHLIGHTS

2326 DEL PRADO BOULEVARD SOUTH  
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SECTION 1 / PAGE 5



## OFFERING SUMMARY

Lease Rate:

Total Building Size

**Negotiable**

17,647 SF

AVAILABLE SPACE

100 SF to 4,800 SF

Lot Size:

1.416 Acres

Year Built:

1986

Renovated:

2002

Zoning:

C - Commercial

Traffic Count(Del Prado Blvd):

58,378 VPD

Traffic Count(Veterans Pkwy):

56,000 VPD

## PROPERTY HIGHLIGHTS

- Single Individual Offices from 100 SF, Leasing Rates Negotiable
- Up to 4,000 SF contiguous available on the first floor, additional offices on 2nd floor
- 17,647 SF 2 story building on 1.416 acres
- Signaled Intersection at Del Prado Blvd (56,000 Vpd) and Veterans Parkwy (58,000 Vpd)
- Zoned C (Commercial)
- Access from SE 15th Place off Del Prado Blvd
- Parking 74 spaces (including 4 handicapped)
- **Shared Amenities:** Open Parking, Reception, Cafe, Kitchen, Break Room (with TV), 6 Restrooms, Mail Room, Media Room, Training & Conference Rooms

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# PERFECT LOCATION FOR...

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SECTION 1 / PAGE 6

**\*\*BENEFIT FROM THE 20+ YEAR SUCCESS OF THE ANCHOR TENANT - REMAX REALTY TEAM!**

- Interior Design
- Accounting Firm
- Home Staging
- Insurance
- Legal Services
- Contractors
- Handyman
- Electrician
- Inspector
- Title Company
- Property Management
- Moving Company
- Home Cleaning Services
- Photographers
- Videographers
- Mortgage Companies
- Financial Services
- Any business that would benefit from a Real Estate anchor Tenant!

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**ANCHOR TENANT - RE/MAX REALTY TEAM**

# HIGHLIGHTS OF ANCHOR TENANT - RE/MAX REALTY TEAM

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CAPE CORAL, FL 33990

SECTION 1 / PAGE 7



## HIGHLIGHTS FOR ANCHOR TENANT RE/MAX REALTY TEAM

- Anchor Tenant RE/MAX Realty Team
- Current Number of Agents = 100+
- Serving Lee County Florida for over 20 years
- Recognized as the top real estate office in Lee County the past 14 years in a row!
- Areas: Port Charlotte, Fort Myers, North Fort Myers, Naples, Estero, Punta Gorda, Cape Coral, Bonita Springs
- Strong Social Media Presence
- Excellent Ratings and Reviews
- \*\*Source: <https://worldpopulationreview.com/us-cities/florida/cape-coral>

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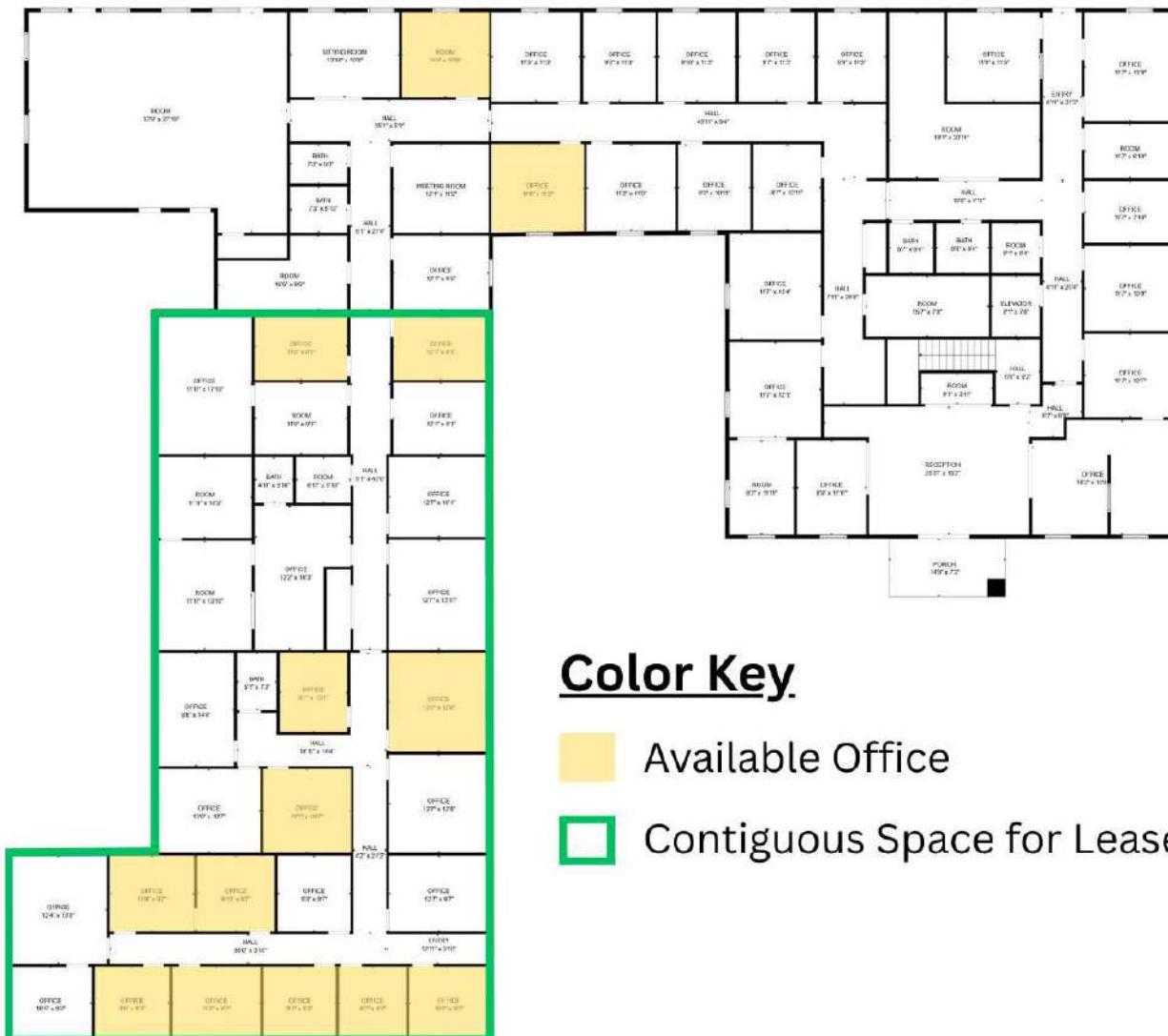
## FLOOR PLANS



# FLOOR PLANS - 1ST FLOOR

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CAPE CORAL, FL 33990

SECTION 3 / PAGE 10



## Color Key

- Available Office
- Contiguous Space for Lease

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# FLOOR PLANS - 2ND FLOOR

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SECTION 3 / PAGE 11

## Color Key

Available Office



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## Photo Gallery



# ADDITIONAL PHOTOS

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SECTION 4 / PAGE 13



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# ADDITIONAL PHOTOS

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SECTION 4 / PAGE 14



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# ADDITIONAL PHOTOS

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SECTION 4 / PAGE 15



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# ADDITIONAL PHOTOS

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SECTION 4 / PAGE 16



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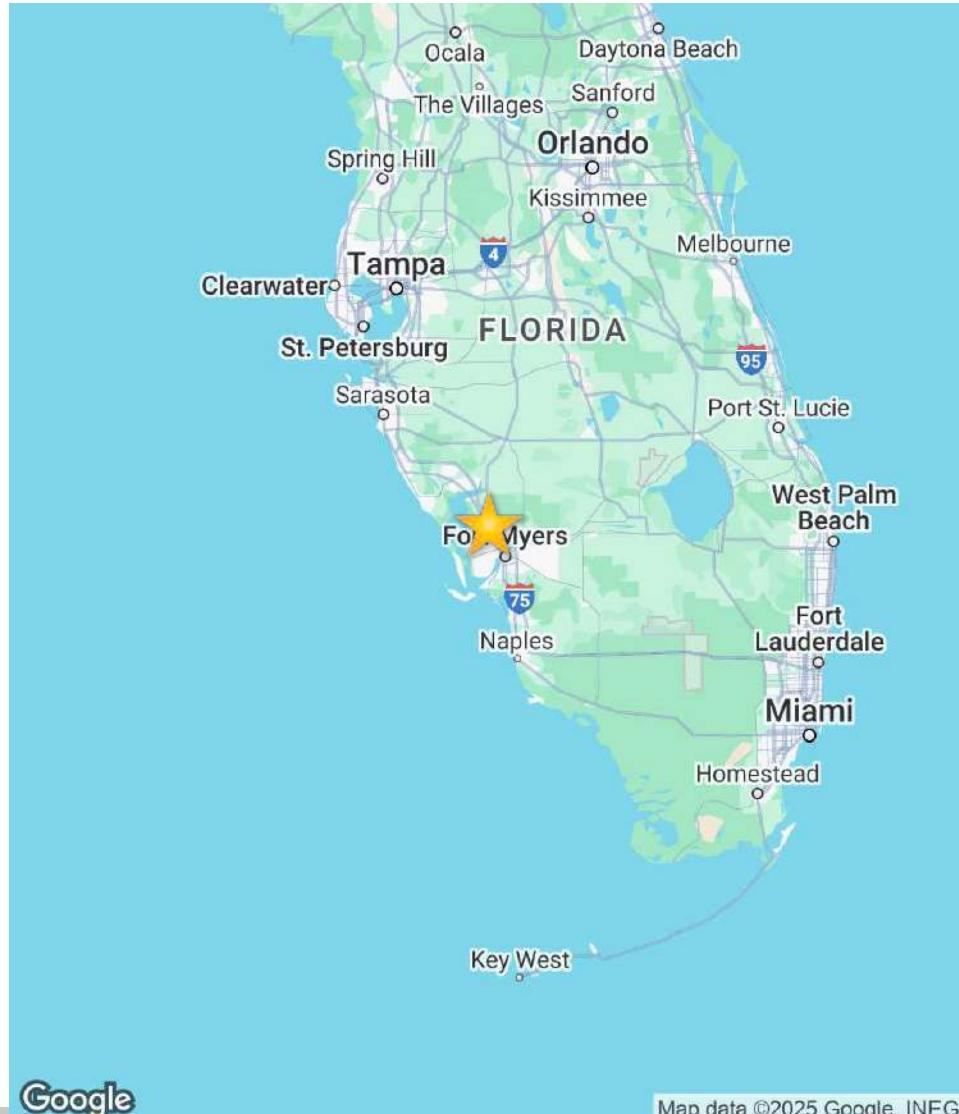
## LOCATION INFORMATION



# LOCATION MAP

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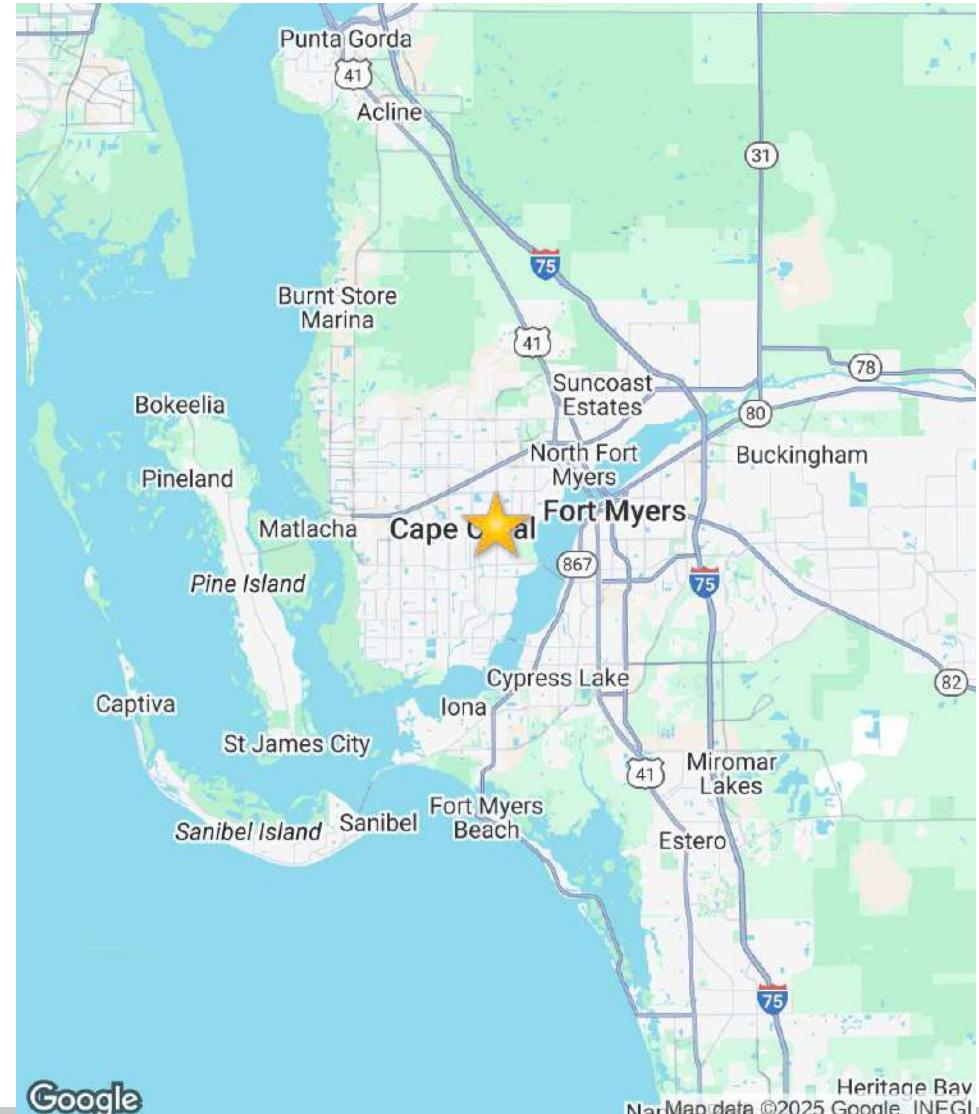
SECTION 5 / PAGE 18



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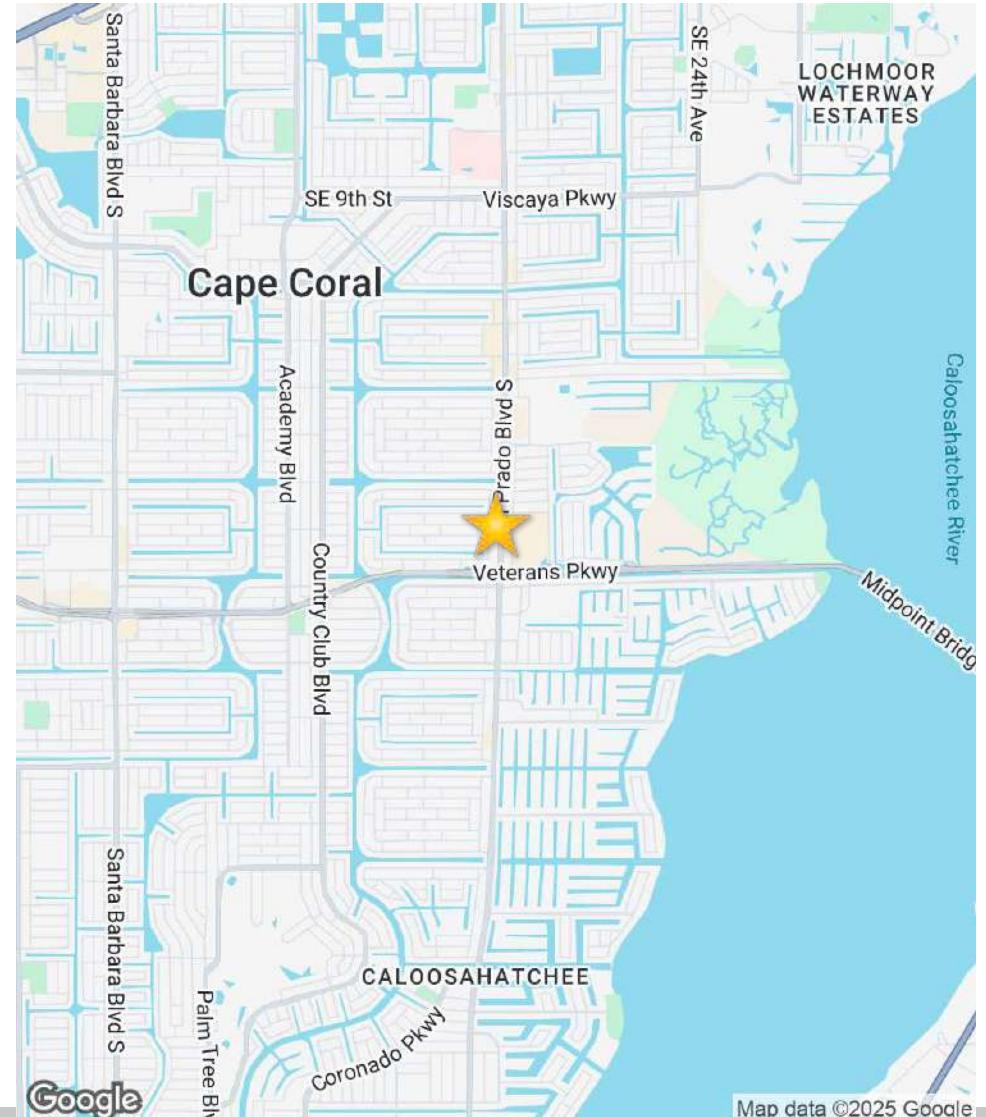
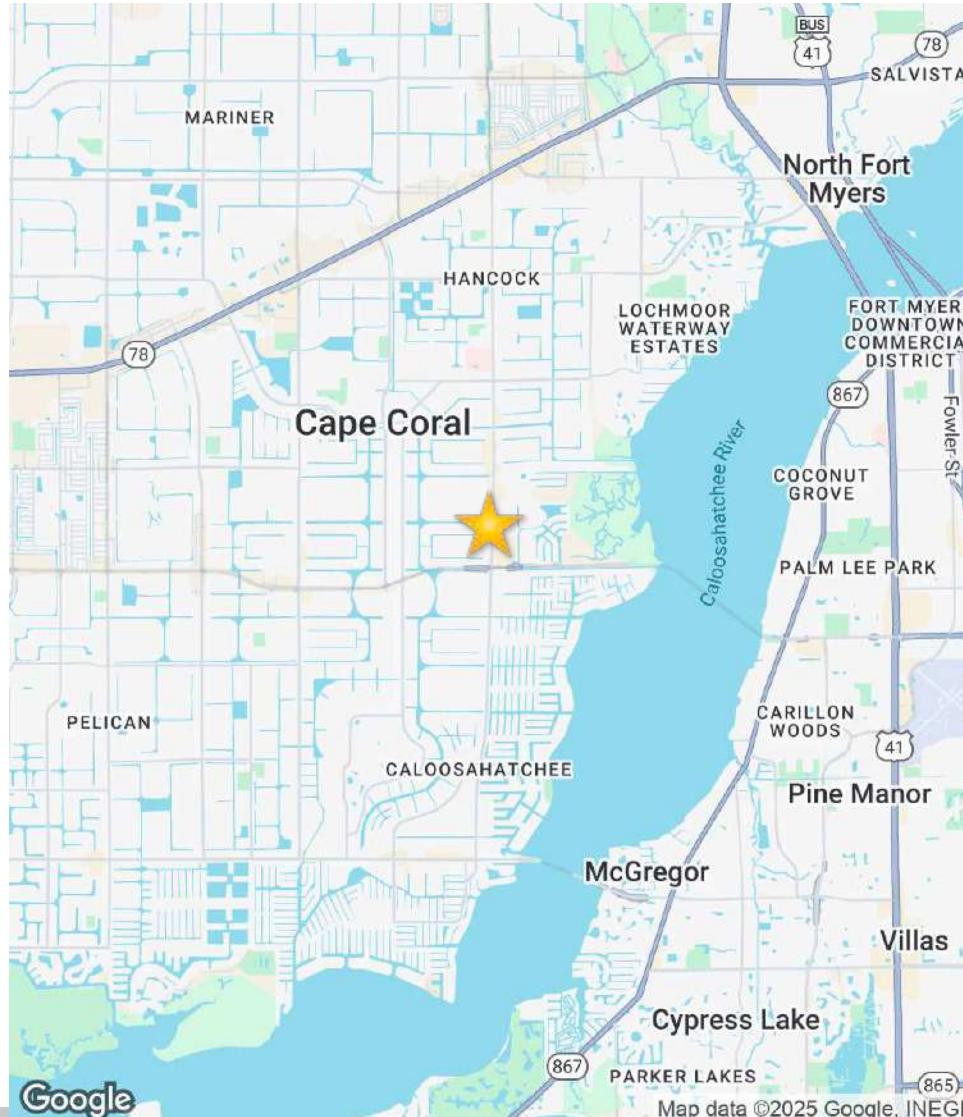
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# LOCATION MAP

**2326 DEL PRADO BOULEVARD SOUTH  
CAPE CORAL, FL 33990**

SECTION 5 / PAGE 19



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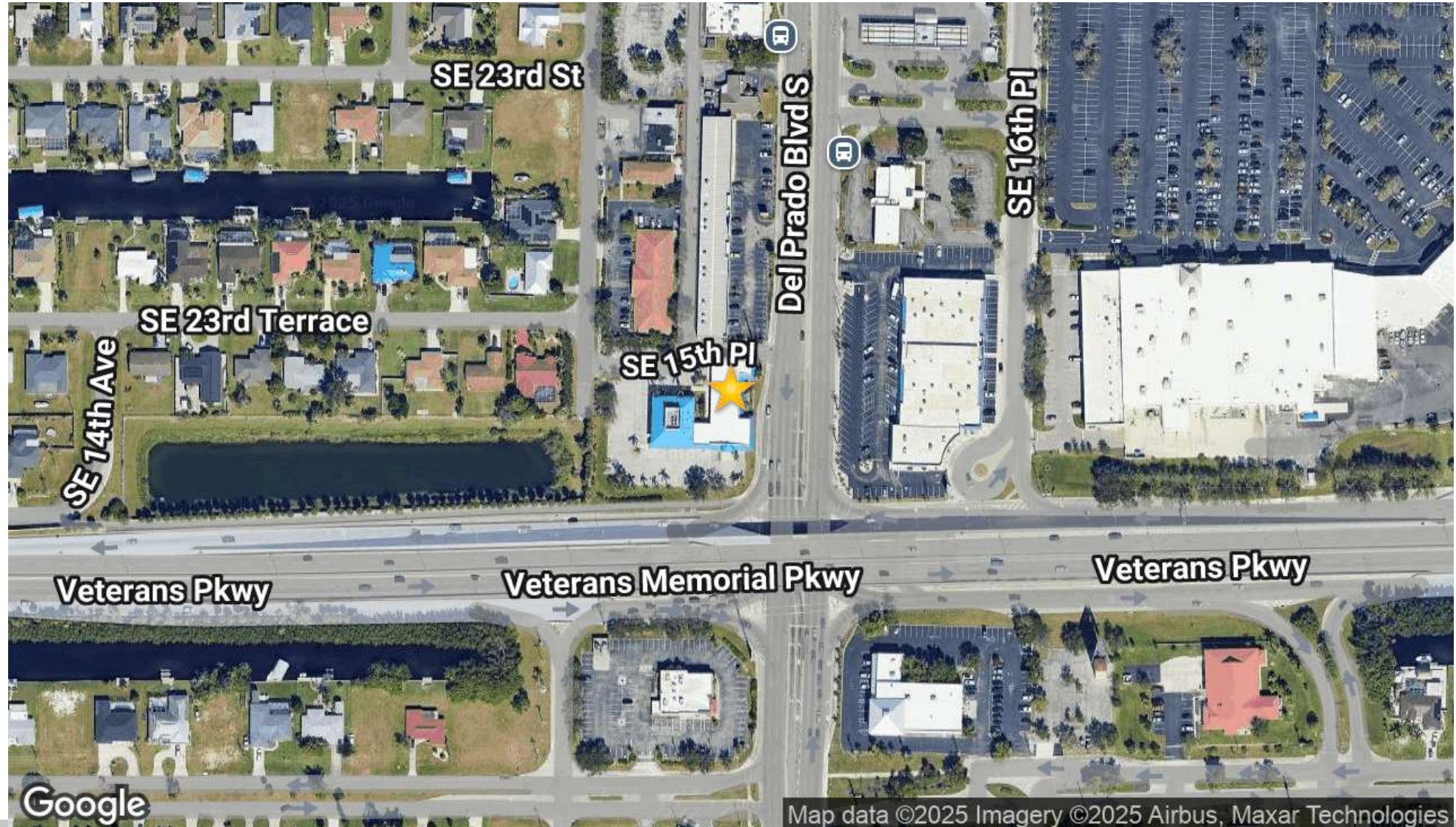
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# AERIAL MAP

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CAPE CORAL, FL 33990

SECTION 5 / PAGE 20



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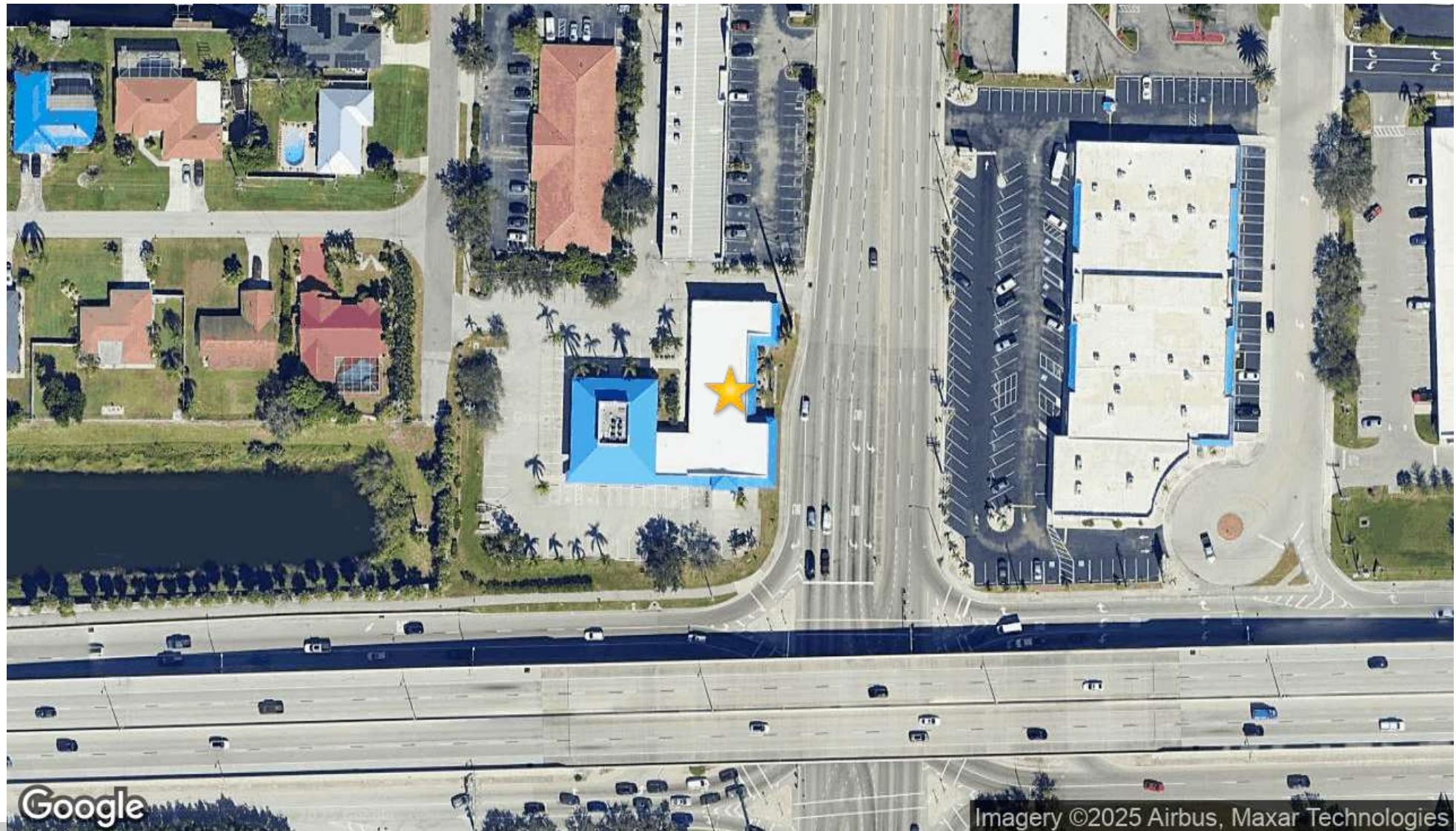
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# REGIONAL MAP

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SECTION 5 / PAGE 21



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# RETAILER MAP

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SECTION 5 / PAGE 22



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## DEMOGRAPHICS

# DEMOCRAPHICS MAP & REPORT

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SECTION 5 / PAGE 31

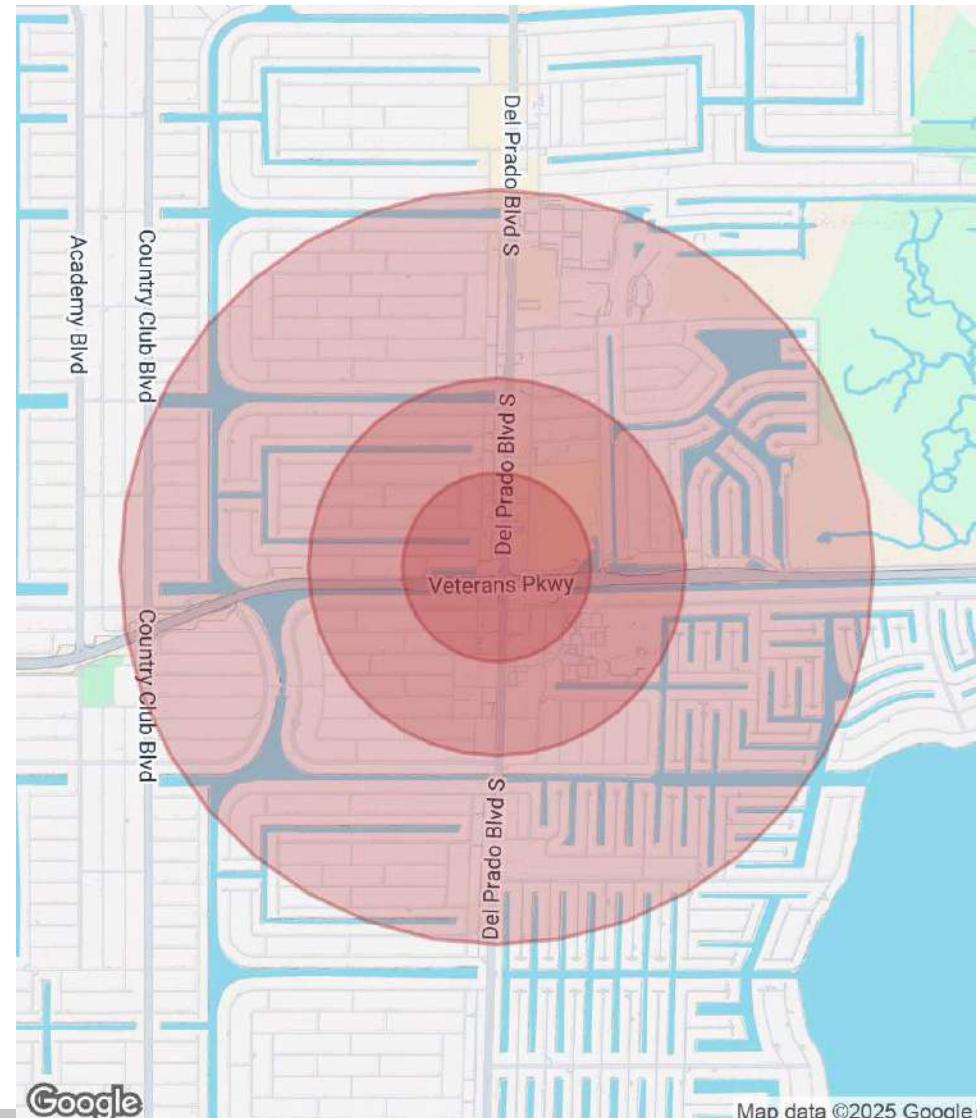
## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	432	1,645	7,122
Average Age	56.8	57.5	54.1
Average Age (Male)	55.1	56.6	53.6
Average Age (Female)	59.6	58.2	52.4

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	205	819	3,772
# of Persons per HH	2.1	2.0	1.9
Average HH Income	\$49,123	\$48,494	\$55,312
Average House Value	\$235,603	\$236,653	\$260,353

2020 American Community Survey (ACS)



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# TRAFFIC COUNTS

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SECTION 3 / PAGE 32



Del Prado Boulevard S	56,000 VPD (2006)
Veterans Memorial Hwy(CR 884)	58,378 VPD (2024)

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## ABOUT CAPE CORAL

# ABOUT CAPE CORAL

SECTION 4 / PAGE 34



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# ABOUT CAPE CORAL

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CAPE CORAL, FL 33990**

SECTION 7 / PAGE 28



## ABOUT CAPE CORAL:

**SUMMARY:** Cape Coral is a vibrant and fast growing city in Lee County, just across the Edison Bridge from Fort Myers. It's a highly educated, well serviced, district with a balanced cost of living and great quality of life.

**HISTORY:** The city of Cape Coral is located in Lee County, Florida on the Caloosahatchee River near its intersection with the Gulf of Mexico. Cape Coral was developed as a large subdivision of single-family homes through Gulf American Land Corporation founded in 1957 by brothers Jack and Leonard Rosen. Promoted as a "Waterfront Wonderland" with more canals than the city of Venice, Italy, Cape Coral has over 400 miles of navigable waterways, more than any other city in the world. With an area of close to 120 square miles, geographically Cape Coral is the second largest city in Florida and the largest city between Tampa and Miami. Incorporated in 1970, Cape Coral has transformed over the years into a vibrant city with a current estimated population of 200,000.

**LOCATION:** The city is within 15 miles of Interstate 75 for connecting northward to Tampa and onto the Midwestern states, and southeastward to Miami/Fort Lauderdale. U.S. Route 41, which runs from Miami to the Upper Peninsula of Michigan connecting into the city.

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# ABOUT CAPE CORAL

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CAPE CORAL, FL 33990**

SECTION 7 / PAGE 29



## ABOUT CAPE CORAL:

**RANKING:** Cape Coral landed a spot on the “Best Places to Live in Florida in 2023”. Forbes Advisor recently released its guide to the best places in the Sunshine State, considering everything from personal income and the median home price to the crime rate and unemployment data to come up with its findings. <https://www.forbes.com/advisor/mortgages/real-estate/best-places-to-live-in-florida/>

**POPULATION:** More than 1 million residents live within the 3 counties: (Collier County, Charlotte County, Lee County)

**LIFESTYLE:** In Cape Coral, Florida, you can move from work to play in no time and count on an average of 266 days of sunshine a year. With our low cost of living and no state income tax, the 8th largest city in Florida still has an abundance of open land to develop.

**WORKFORCE:** Whether it's tech, logistics, back-office operations, light industry, or a major corporation, Cape Coral is home to the largest workforce residing in one city between Miami and Tampa. For those employers seeking to establish operations where their employees can live and work in the same town, look no further than the Cape.

**EDUCATION:** The Cape Coral metropolitan area offers Grade A educational opportunities at all levels, from public to private universities, technical colleges, the city's own Charter School System and more. For more information visit <https://www.leeschools.net/>

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CAPE CORAL, FL 33990**

SECTION 7 / PAGE 30



## ABOUT CAPE CORAL:

**WEATHER:** The Cape Coral area experiences 355 days of sunshine every year, but it also gets some rain on 145 days of the year. It is the perfect combination of sun and rain to keep the area lush with green. Summers do get hot and humid with highs in the 90s, but the winters are a wonderful and dry 60-70 degrees.

**LOW CRIME RATE:** The Cape has an A+ rating for crime levels. Its violent crime is 69% lower than the national average, property crime is 47% lower.

**WATER ACTIVITIES:** Cape Coral has over 400 miles of waterways including 156 miles of fresh water canals connecting dozens of lakes, 222 miles of salt water access canals and 31 miles of shoreline providing boater access to the Gulf of Mexico. That is more canals than any other city in the world, including Venice. Loving water is basically a requirement if you want to live on the Cape because everything you do in the city will be on or near water. Residents can enjoy unlimited amounts of boating, fishing, and nature viewing.

**GOLFING & NATURE:** Cape Coral is a nature lover's paradise having a total of 30 recreational parks! This is in addition to 7 golf courses and a range of beaches along the Gulf. Then there's also the smaller tropical islands off the Gulf of Mexico, which can be easily accessed thanks to 3 public boat launching facilities courtesy of the Parks and Recreation Department.

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# MEET THE TEAM

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SECTION 7 / PAGE 31



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