



SHOPS AT VERANDAH

3028-3108 Santa Barbara Blvd, Cape Coral, FL 33914

MOHAMMAD MUSTAFA
Managing Broker
813.385.6021
mustafa@nationrs.com

MOHANAD RIFAIE
Senior Associate
813.777.1854
mrifaie@nationrs.com

NOOR AUDI
Senior Associate
813.990.9465
naudi@nationrs.com



Property Summary

SHOPS AT VERANDAH



PROPERTY DESCRIPTION

The Shops at Verandas offers two retail spaces available for lease at approximately 960 SF and 1,785 SF. Located along Santa Barbara Boulevard in Cape Coral, the suites provide strong visibility, convenient customer access, and proximity to established residential communities. The spaces are well suited for retail, professional office, medical, wellness, or service-oriented businesses seeking a presence along a prominent commercial corridor.

PROPERTY HIGHLIGHTS

- Suitable for retail, office, medical, wellness, and service businesses
- Adaptable space for a variety of retail operations
- Strong potential for storefront merchandising
- Prominent visibility along Santa Barbara Boulevard
- Close to Veterans Memorial Parkway and Cape Coral Parkway

OFFERING SUMMARY

Lease Rate:	\$27 SF/yr (NNN)
Number of Units:	16
Available SF:	960 - 1,785 SF
Lot Size:	1.28 Acres
Building Size:	15,484 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	259	1,101	4,398
Total Population	645	2,666	10,904
Average HH Income	\$97,724	\$92,906	\$89,724

MOHAMMAD MUSTAFA
Managing Broker
813.385.6021
mustafa@nationrs.com

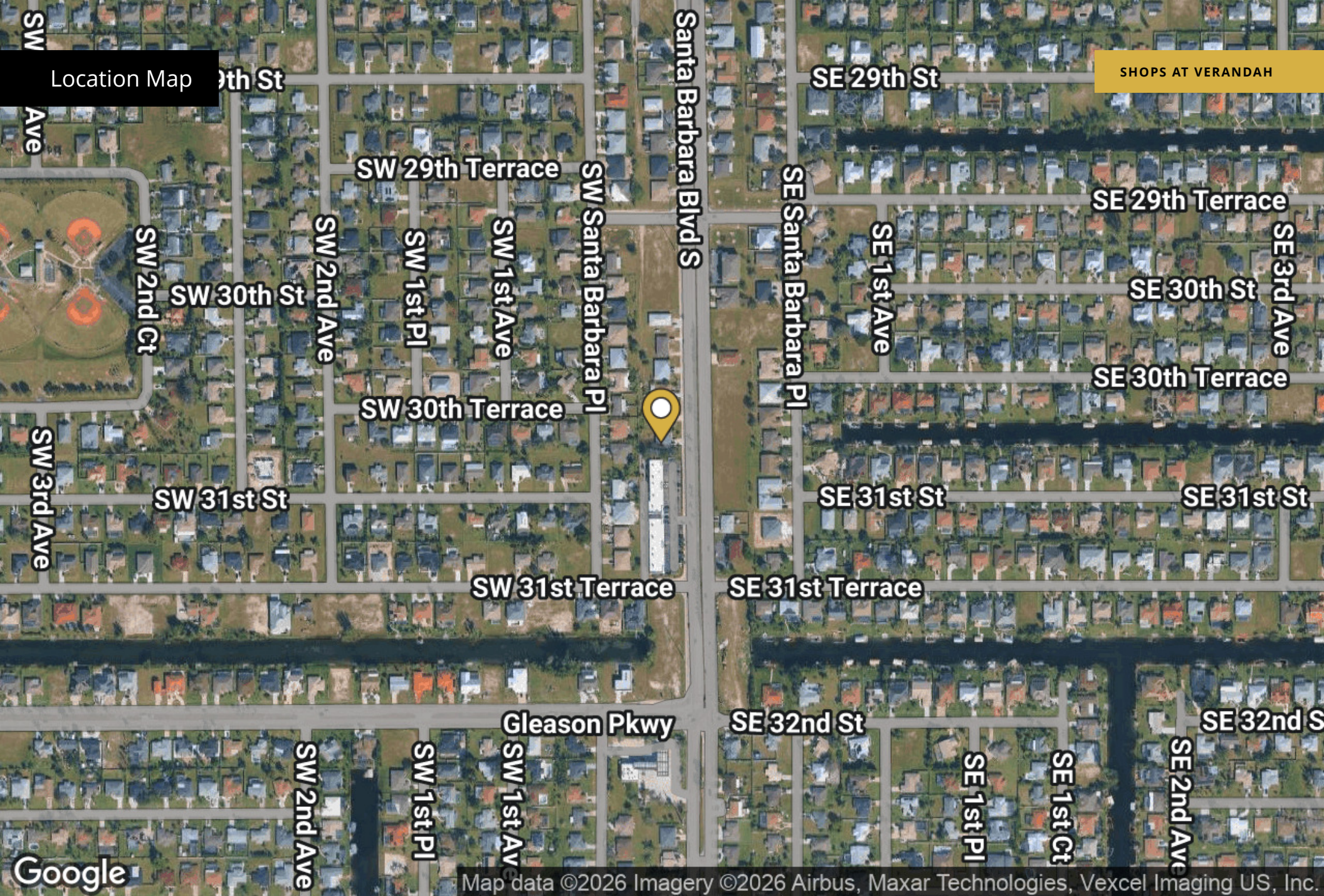
MOHANAD RIFAIE
Senior Associate
813.777.1854
mrifaie@nationrs.com

NOOR AUDI
Senior Associate
813.990.9465
naudi@nationrs.com



Location Map

SHOPS AT VERANDAH



Google

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.

MOHAMMAD MUSTAFA
Managing Broker
813.385.6021
mustafa@nationrs.com

MOHANAD RIFAIE
Senior Associate
813.777.1854
mrifaie@nationrs.com

NOOR AUDI
Senior Associate
813.990.9465
naudi@nationrs.com


NATIONWIDE
REALTY SOLUTIONS

Additional Photos



MOHAMMAD MUSTAFA
Managing Broker
813.385.6021
mustafa@nationrs.com

MOHANAD RIFAIE
Senior Associate
813.777.1854
mrifaie@nationrs.com

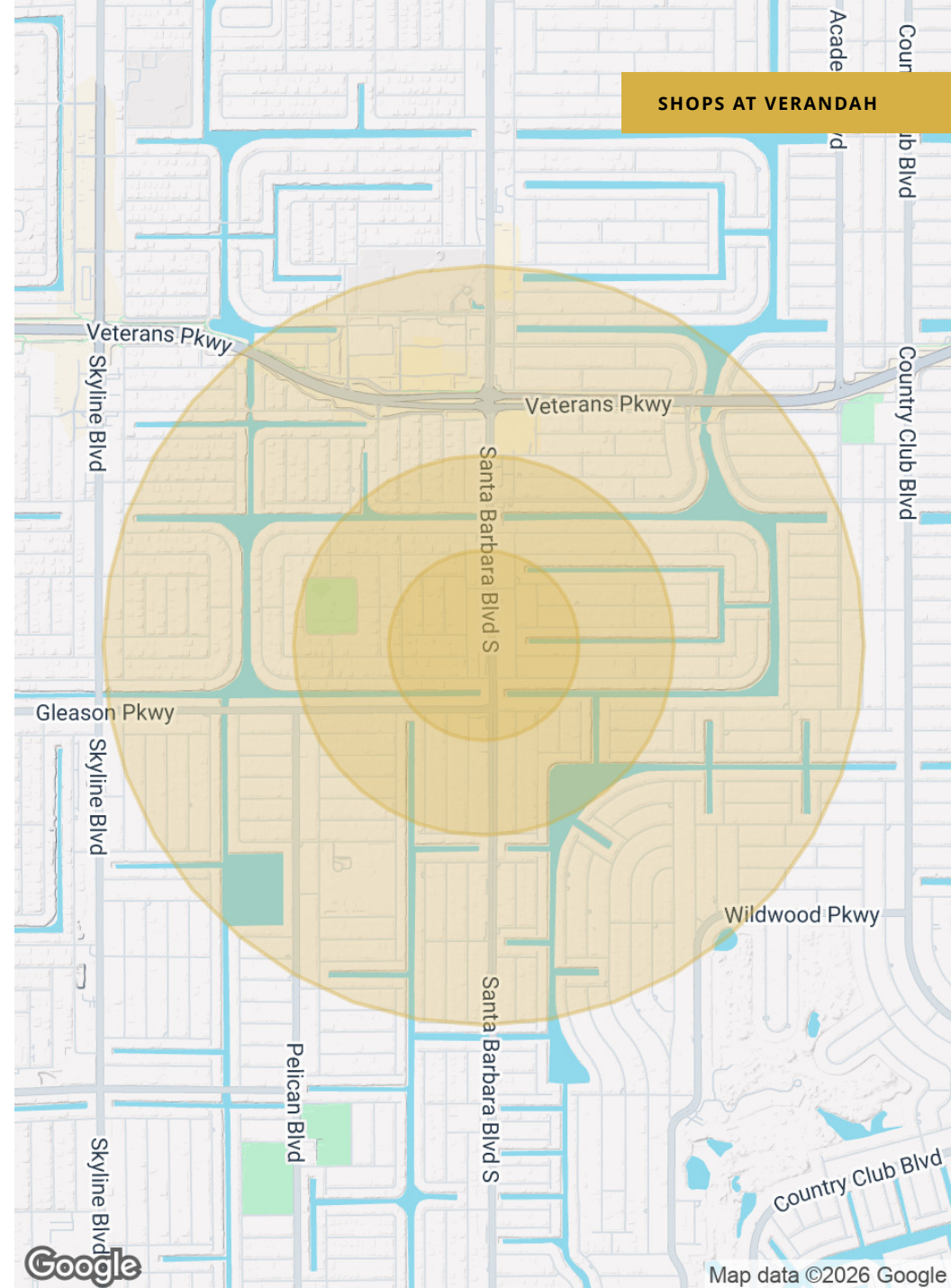
NOOR AUDI
Senior Associate
813.990.9465
naudi@nationrs.com

NRS
NATIONWIDE
REALTY SOLUTIONS

Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	645	2,666	10,904
Average Age	56.7	57.0	54.3
Average Age (Male)	57.2	55.7	52.8
Average Age (Female)	56.0	57.2	55.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	259	1,101	4,398
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$97,724	\$92,906	\$89,724
Average House Value	\$338,651	\$343,432	\$330,151

2023 American Community Survey (ACS)



MOHAMMAD MUSTAFA
Managing Broker
813.385.6021
mustafa@nationrs.com

MOHANAD RIFAIE
Senior Associate
813.777.1854
mrifaie@nationrs.com

NOOR AUDI
Senior Associate
813.990.9465
naudi@nationrs.com