

MODERNA PLAZA

FOR LEASE • PRIME RETAIL OPPORTUNITY
231 DEL PRADO BLVD S • CAPE CORAL, FL 33990



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PROPERTY FEATURES

LEASE RATE & NNN	Call for Details
AVAILABLE	Unit 3: 1,513± SF Unit 4: 1,844± SF
ZONING	C (Lee County)
LOCATION	The subject site is located on the east side of Del Prado Blvd S just south of Hancock Bridge Pkwy in Cape Coral, Florida.

2025
DEMOGRAPHICS
MODERNA PLAZA



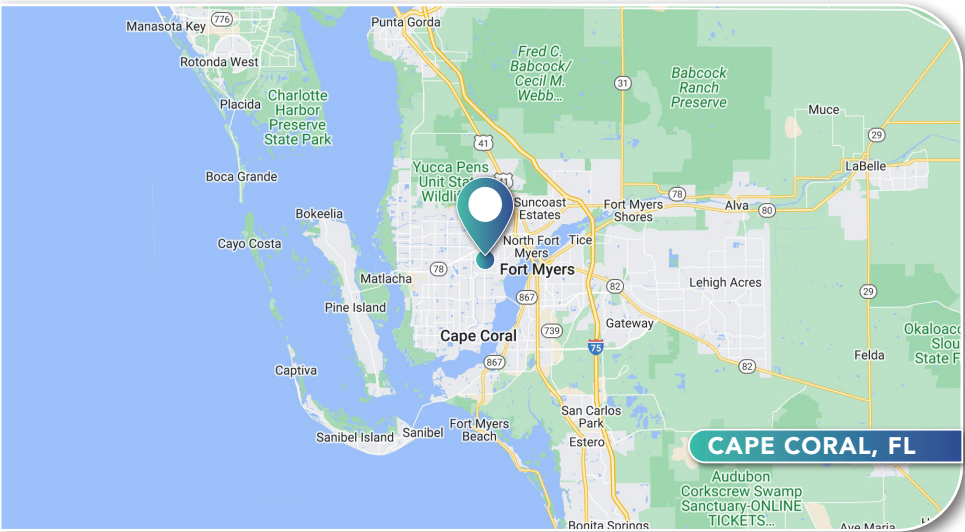
	1 MILE	3 MILE	5 MILE
AVERAGE H.H INCOME	\$91,474	\$95,556	\$100,309



	1 MILE	3 MILE	5 MILE
POPULATION	10,603	67,034	182,345



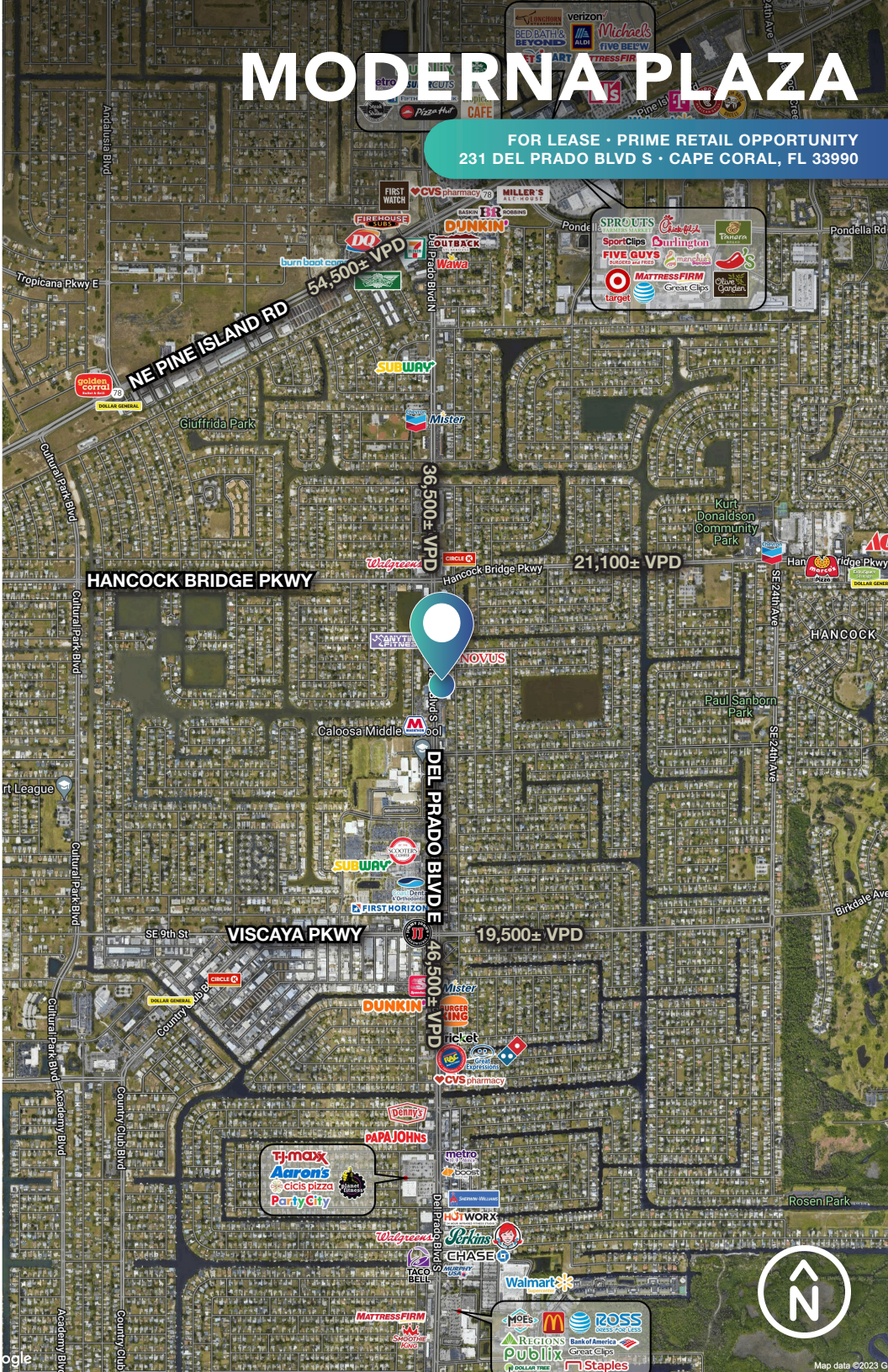
	1 MILE	3 MILE	5 MILE
EMPLOYMENT DENSITY	4,070	24,189	56,494



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SITE PLAN

Unit 6 - 7	Unit 5	Unit 4	Unit 3	Unit 1 & 2
3,010 SF	1,513 SF	1,844 SF	1,513 SF	3,010 SF

Unit 8 PENDING 1,823 SF
Unit 9 1,848 SF
Unit 10 1,848 SF
Unit 11 1,823 SF

UNIT	TENANT	SF
1 & 2	Misto Bar & Grill	3,010
3	AVAILABLE	1,513
4	AVAILABLE	1,844
5	Nobile Hearing	1,513
6 & 7	Sunshine Kiddie College	3,010
8	PENDING	1,823
9	Boca Dental	1,848
10	Hi Cuba	1,848
11	Save RX Pharmacy	1,823



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PHOTOS



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