

1220 LAFAYETTE ST  
CAPE CORAL, FL 33904



## Prime Single-Tenant Retail Property



### LEASE RATE

**\$24.00 SF/YR**

### OFFERING SUMMARY

STRAP #: 452418C2000680960  
Total Available SF: 4,315 SF  
Lease Type: NNN  
Zoning: SC  
CAM: \$3.42

### DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Population	6,548	162,150	390,383
Total Households	4,736	100,066	218,117
Median Age	53.0	53.5	49.5
Average HH Income	\$35,613	\$55,115	\$58,477

### PROPERTY OVERVIEW

Situated in Cape Coral's Downtown CRA district, this freestanding 4,315 SF retail building offers a rare single-tenant leasing opportunity on Lafayette Street. Surrounded by a mix of established businesses and ongoing area development, this location is well-positioned for a variety of uses. The property features on-site parking, a functional layout, and full building control, making it ideal for operators seeking a standalone presence in a central and evolving commercial corridor.



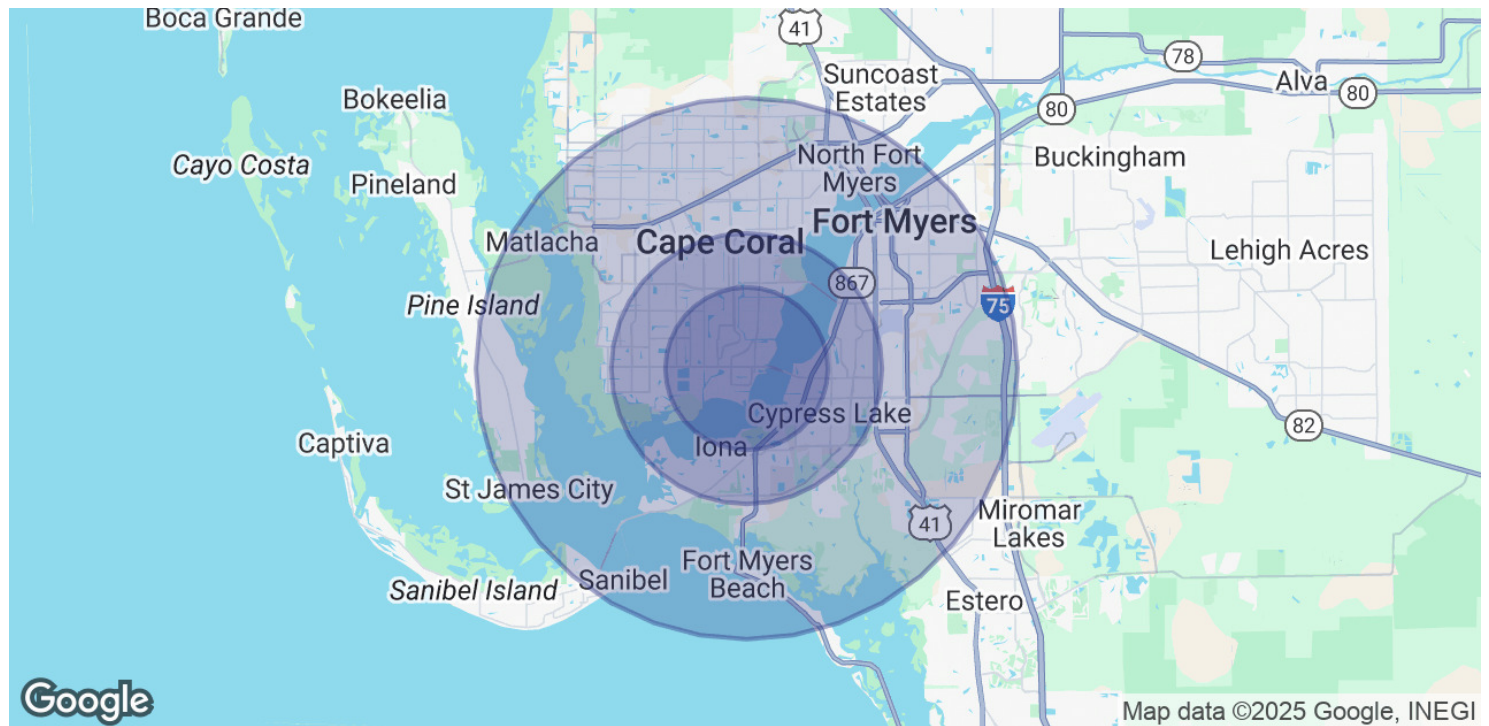
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## Demographics Map & Report



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	6,548	162,150	390,383
Average Age	53.0	53.5	49.5
Average Age (Male)	53.1	52.1	48.3
Average Age (Female)	50.7	54.5	50.4

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	4,736	100,066	218,117
# of Persons per HH	1.4	1.6	1.8
Average HH Income	\$35,613	\$55,115	\$58,477
Average House Value	\$235,209	\$259,968	\$251,050

2020 American Community Survey (ACS)