

SUBLEASE | DAVITA DIALYSIS | CAPE CORAL

1315 SE 8th Ter | Cape Coral, FL 33990

Office Building Sublease | Adjacent to Cape Coral Hospital



LQ Commercial
REAL ESTATE SERVICES

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CALL FOR
RATES

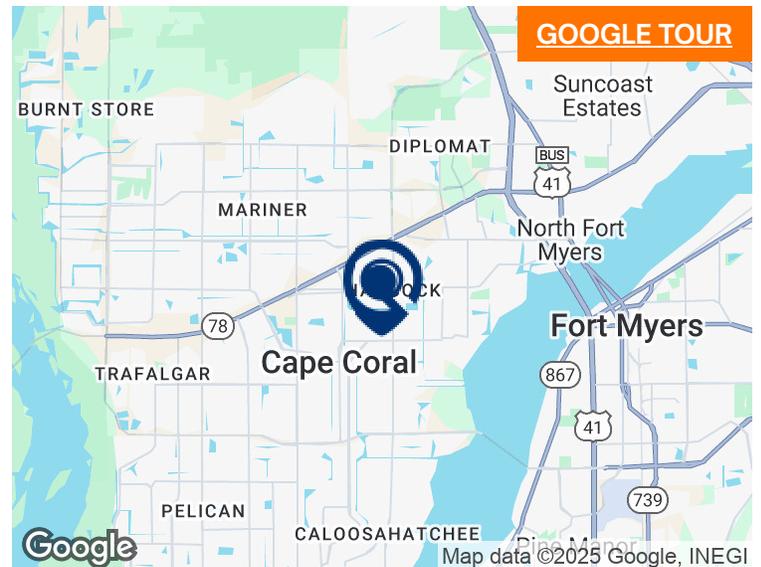


4,660 SF
SIZE



MEDICAL
OFFICE

- 4,660 SF office sublease in Cape Coral, FL
- Hard corner intersection of SE 8th Ter. & SE 13th Ct.
- Freestanding building with ample parking
- Excellent visibility and access
- Monument sign available
- Close proximity to Viscaya Pkwy. & Del Prado Blvd. S.
- Major area retailers include Publix, Target, Walmart Supercenter, Lowe's Home Improvement, Home Depot and more



PROPERTIES.LQCRE.COM/MEDICAL-OFFICE-SUBLEASE



5-MILE POPULATION
175,212



5-MILE MEDIAN AGE
44.8



5-MILE AVG HH INCOME
\$101,431



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5440 Mariner St #112

Tampa, FL 33609

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Lynda Nagy

Principal, Senior Associate

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Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.

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1315 SE 8th Terrace Cape Coral, FL 33990	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	9,668	71,255	175,212
2030 Projected Population	9,354	72,067	180,894
2020 Census Population	9,971	69,678	163,162
2010 Census Population	8,711	58,701	135,791
Projected Annual Growth 2025 to 2030	-0.6%	0.2%	0.6%
Historical Annual Growth 2010 to 2025	0.7%	1.4%	1.9%
2025 Median Age	45.8	44.5	44.8
Households			
2025 Estimated Households	4,008	27,838	70,555
2030 Projected Households	3,915	28,282	73,017
2020 Census Households	4,180	27,665	66,304
2010 Census Households	3,599	23,217	54,859
Projected Annual Growth 2025 to 2030	-0.5%	0.3%	0.7%
Historical Annual Growth 2010 to 2025	0.8%	1.3%	1.9%
Race and Ethnicity			
2025 Estimated White	66.6%	66.3%	67.6%
2025 Estimated Black or African American	8.8%	8.0%	8.3%
2025 Estimated Asian or Pacific Islander	2.5%	2.2%	2.0%
2025 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.3%
2025 Estimated Other Races	21.7%	23.2%	21.8%
2025 Estimated Hispanic	28.6%	30.3%	28.7%
Income			
2025 Estimated Average Household Income	\$86,481	\$98,524	\$101,431
2025 Estimated Median Household Income	\$69,565	\$76,797	\$77,230
2025 Estimated Per Capita Income	\$35,882	\$38,604	\$40,919
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	3.2%	3.0%	3.6%
2025 Estimated Some High School (Grade Level 9 to 11)	6.6%	5.5%	4.9%
2025 Estimated High School Graduate	39.8%	35.9%	34.5%
2025 Estimated Some College	16.1%	20.1%	21.9%
2025 Estimated Associates Degree Only	9.3%	9.5%	9.4%
2025 Estimated Bachelors Degree Only	18.2%	17.5%	16.1%
2025 Estimated Graduate Degree	6.8%	8.4%	9.5%
Business			
2025 Estimated Total Businesses	1,239	5,525	12,037
2025 Estimated Total Employees	6,805	27,964	60,508
2025 Estimated Employee Population per Business	5.5	5.1	5.0
2025 Estimated Residential Population per Business	7.8	12.9	14.6



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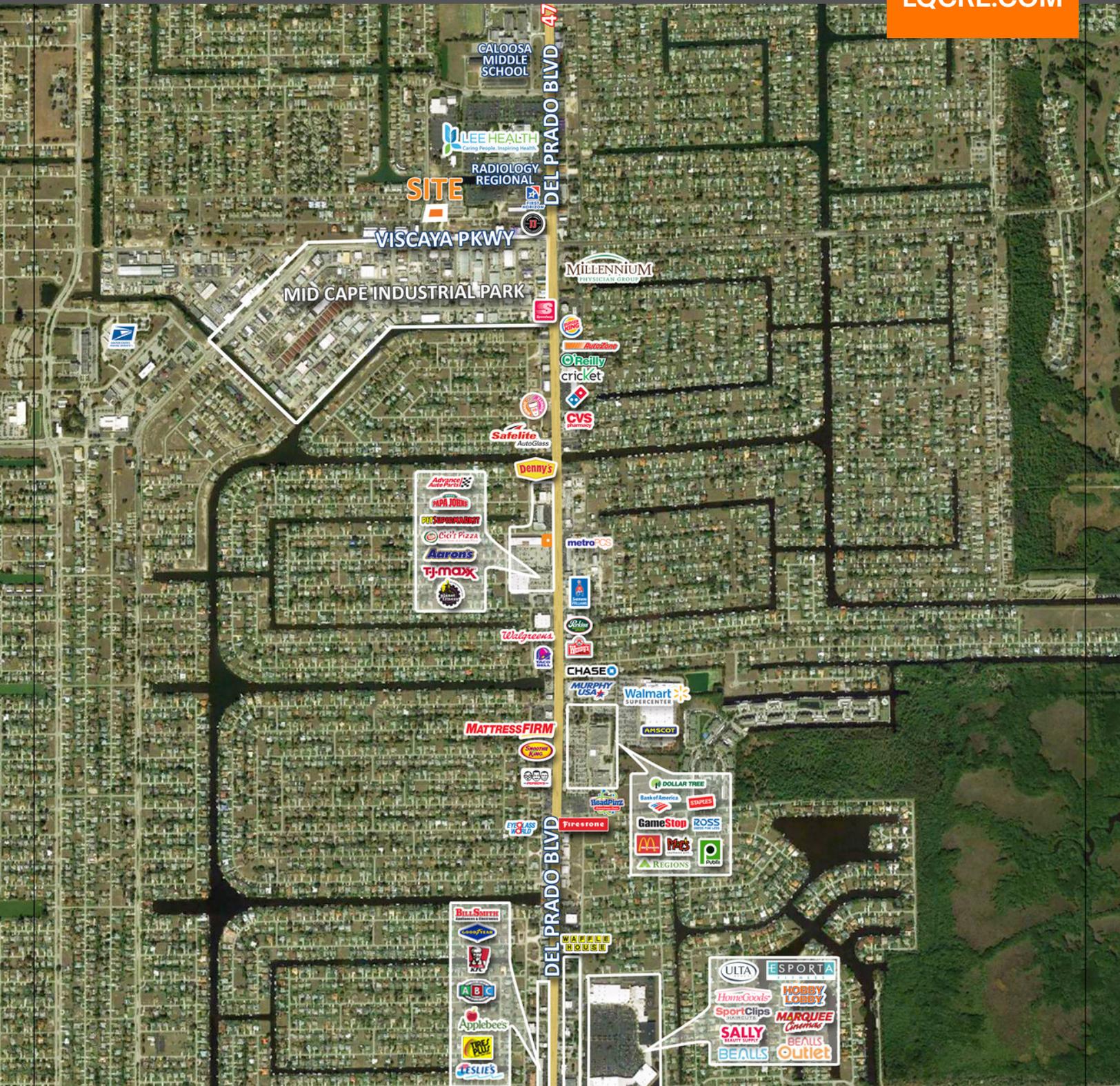
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