



CAY WEST

1708 Cape Coral Pkwy W #11
Cape Coral, FL 33914

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EXCLUSIVELY PRESENTED BY:

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CAPE CORAL, FL 33914



BRANDON REITZ

Senior Asset Advisor

Direct: 239-257-5095

Brandon@Reitz.com

License #: SL3340817



Fathom Realty

13921 Waterfront Dr #C
Bokeelia, FL 33922

Office: 239-257-5095

CAPE CORAL PKWY. W.

CHIQUITA BLVD'S.

Publix

SW 17TH PLACE

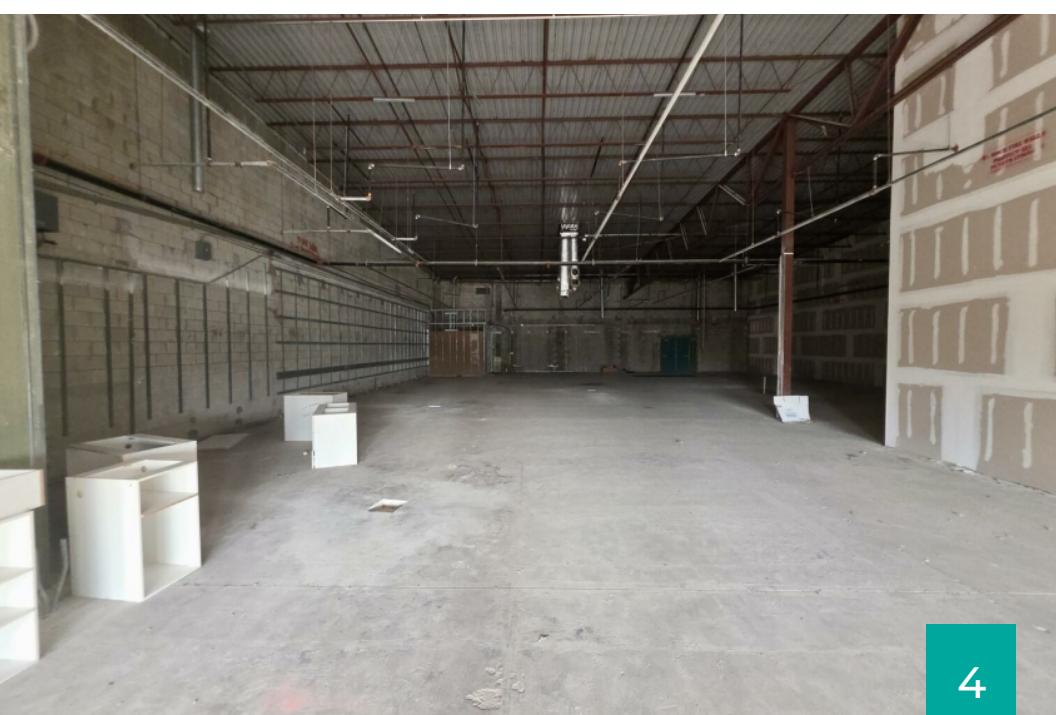
PROPERTY SUMMARY

Offering Price	\$25.00
Parcel ID	164523C200900.0011
Zoning Type	C/Professional (CP)
Unit Size	6,363 SF

LEASING SUMMARY

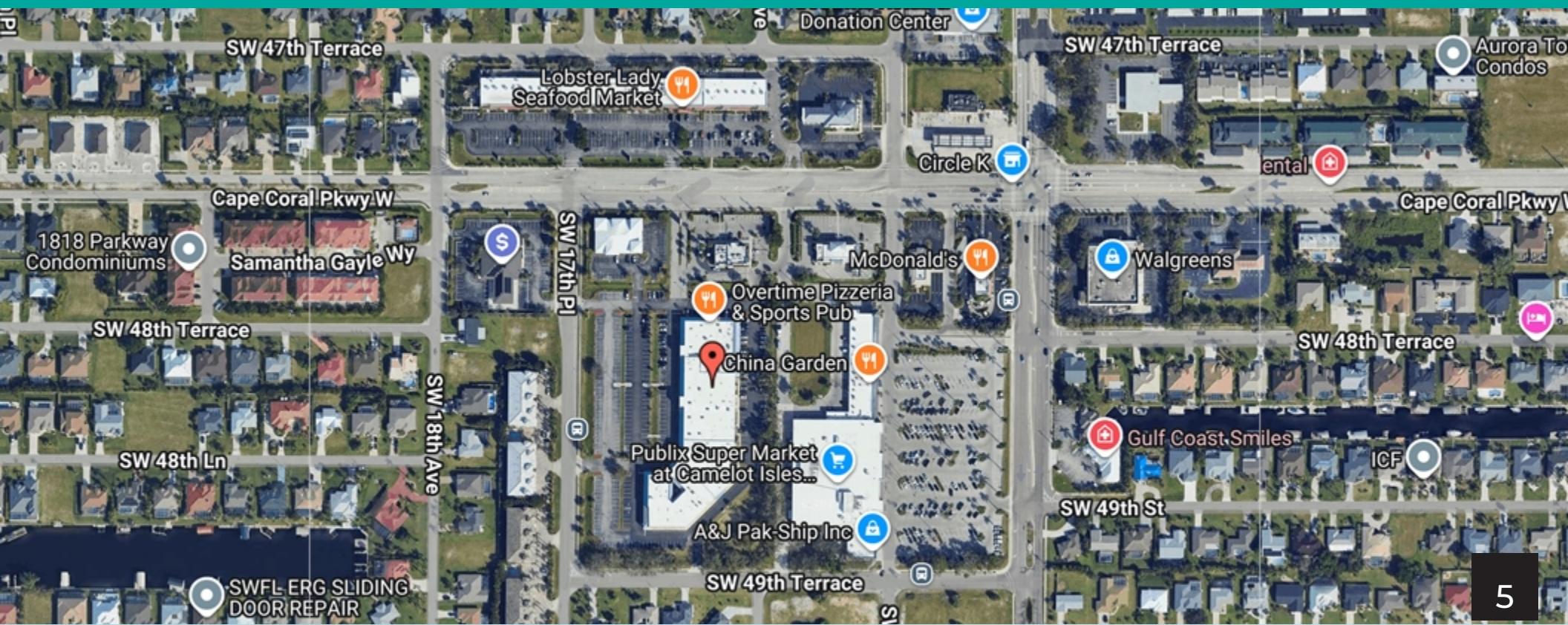
Cay West presents a premier leasing opportunity within one of Cape Coral's most established professional and medical office centers. Ideally situated along Cape Coral Parkway West, the property offers excellent visibility, accessibility, and proximity to nearby residential neighborhoods and amenities. Tenants enjoy a professional environment anchored by a strong mix of medical practitioners, attorneys, and service-based users, fostering daily synergy and consistent client traffic.

The available 6,363-square-foot unit is delivered in gray shell condition, providing full flexibility for tenants to design their ideal space. Suitable for medical, dental, or professional office use, the property's Class A construction, ample parking, and prominent signage make it an ideal choice for businesses seeking a modern, high-profile presence in the heart of Cape Coral's commercial corridor.



LEASING HIGHLIGHTS

- **Prime Location** – Prominently positioned on Cape Coral Parkway West, one of Cape Coral's most heavily traveled commercial corridors.
- **Available Space** – 6,363 SF in gray shell condition, ready for tenant customization.
- **Ideal for Medical or Professional Use** – Perfect for medical, dental, legal, or other professional office applications.
- **Class A Environment** – Modern construction with professional aesthetics and quality finishes throughout the complex.
- **Established Tenant Mix** – Home to medical and professional users, creating a synergistic and referral-friendly environment.
- **Ample Parking** – Convenient surface parking for staff and clients with easy site access.
- **High Growth Market** – Located in one of Southwest Florida's fastest-growing cities with strong demand for professional office space.





MILLENNIUM
PHYSICIAN GROUP

WALK-IN MEDICAL CENTER +

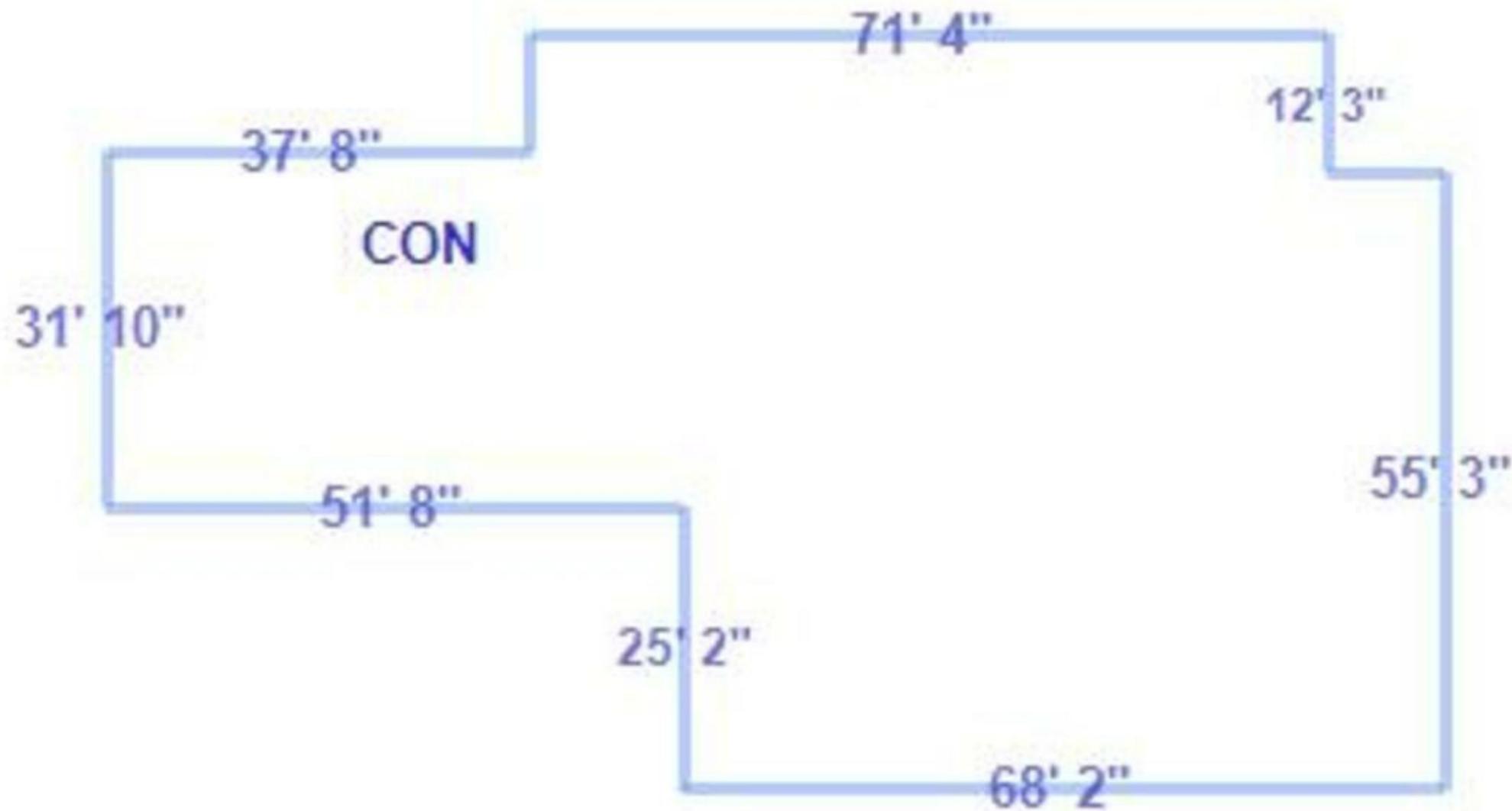
OPEN

LOCATION HIGHLIGHTS

- **Premier Corridor** – Located directly on Cape Coral Parkway West, one of the city's main east–west thoroughfares connecting downtown Cape Coral to the Cape Coral Bridge and Fort Myers.
- **High Visibility** – Exceptional exposure to daily commuter and local traffic, with strong signage opportunities along a primary arterial roadway.
- **Convenient Access** – Easy ingress and egress from both directions of Cape Coral Parkway, providing quick access to surrounding neighborhoods and business districts.
- **Proximity to Amenities** – Surrounded by restaurants, banking, retail, and healthcare services catering to both employees and clients.
- **Established Trade Area** – Serves a growing professional and residential population, with steady demand for medical and office services.
- **Strong Demographics** – Located within an affluent and expanding area of west Cape Coral, known for rapid residential growth and increasing median incomes.
- **Regional Connectivity** – Less than 10 minutes to the Cape Coral Bridge, offering direct access to Fort Myers, U.S. 41, and I-75.







TENANT PROFILES



Overtime Pizza



Radiology Regional



Florida Cancer Specialists & Research Institute



Azul Cosmetic Surgery and Medical Spa



The Loft at OT



Millennium Physicians Group

TENANT PROFILES



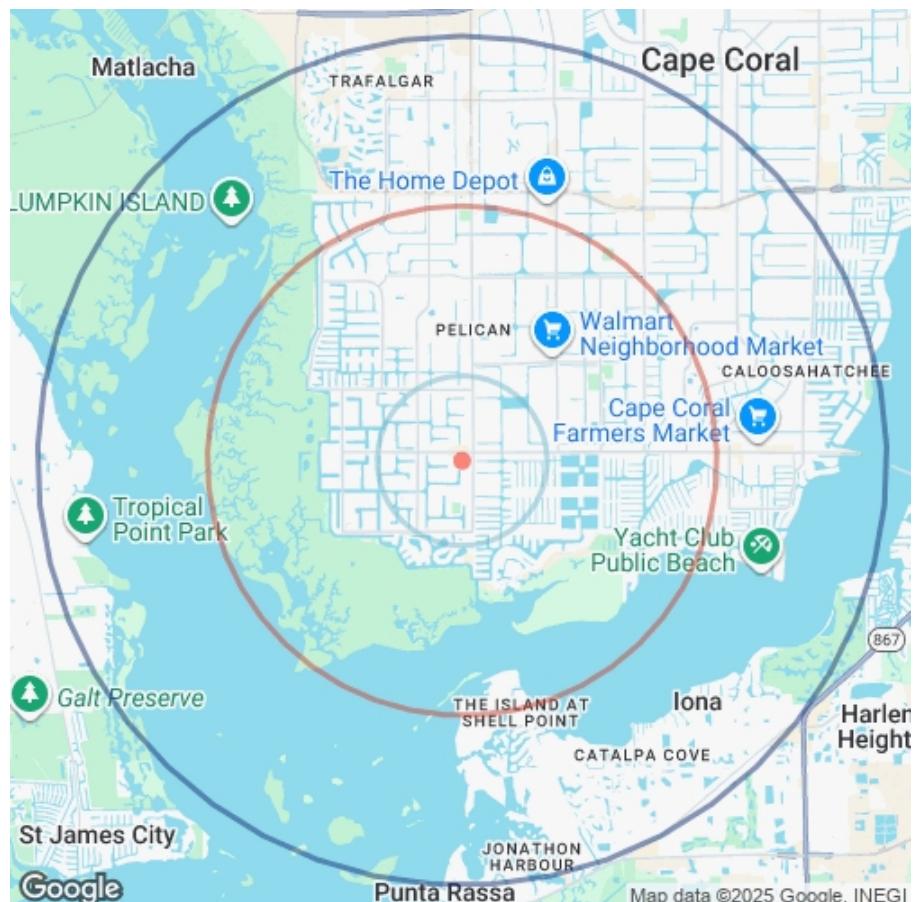
Amy McGarry Law Office, PL

Physicians'
Primary
Care

Physicians' Primary Care of SWFL

DEMOGRAPHICS

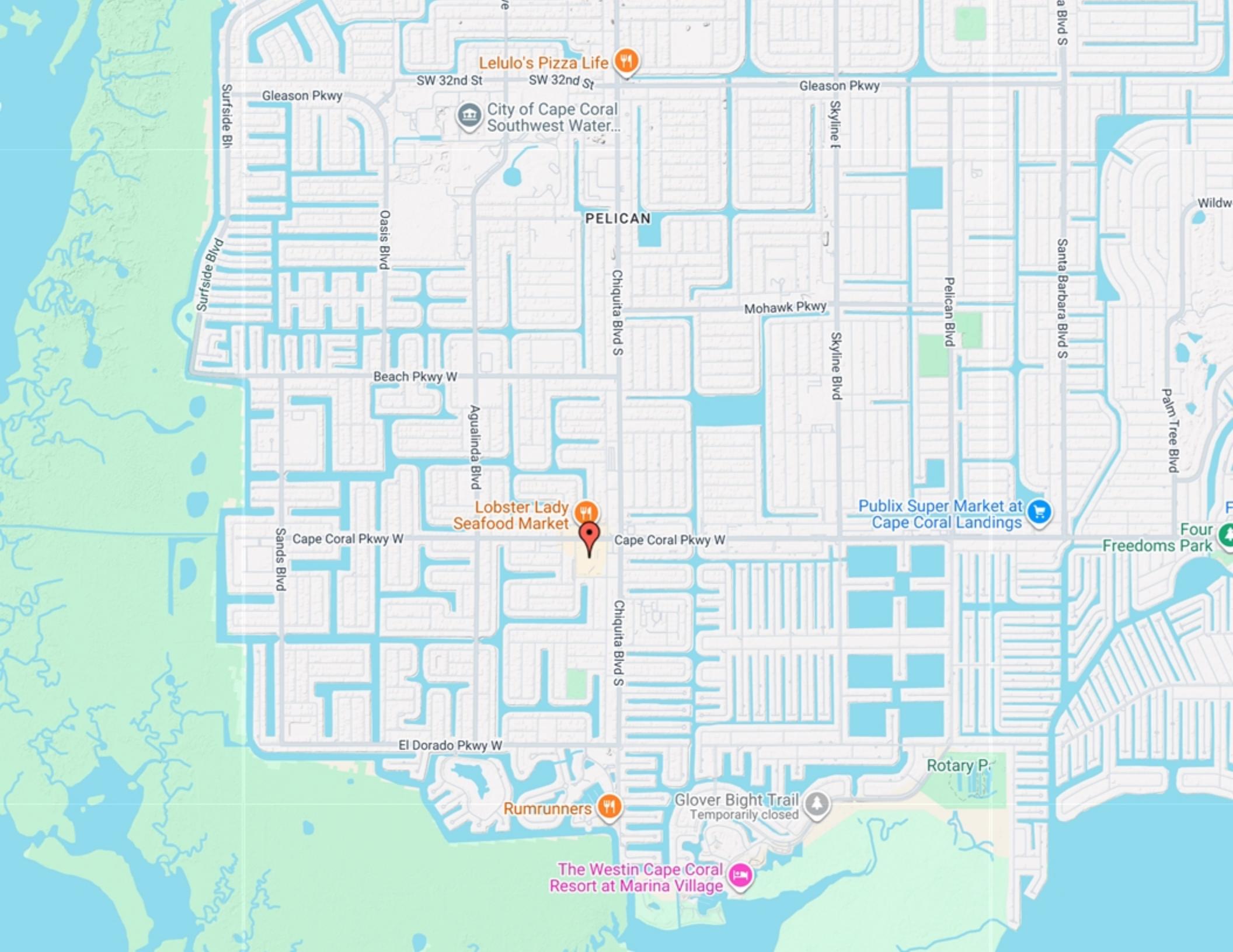
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,031	31,555	72,624
2010 Population	7,039	39,904	90,388
2025 Population	8,241	49,907	112,724
2030 Population	8,547	52,527	118,233
2025-2030 Growth Rate	0.73 %	1.03 %	0.96 %
2025 Daytime Population	6,867	39,148	98,220



2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	252	1,225	3,012
\$15000-24999	202	1,055	2,462
\$25000-34999	188	1,138	3,353
\$35000-49999	542	2,710	5,935
\$50000-74999	592	4,325	9,603
\$75000-99999	325	2,375	5,907
\$100000-149999	743	4,635	10,296
\$150000-199999	453	1,830	3,715
\$200000 or greater	556	2,865	5,948
Median HH Income	\$ 85,058	\$ 80,421	\$ 77,491
Average HH Income	\$ 120,128	\$ 112,565	\$ 108,865

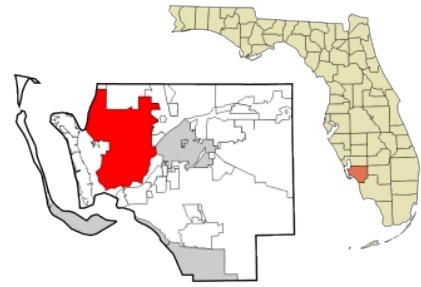
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,009	12,939	30,875
2010 Total Households	2,997	16,856	39,138
2025 Total Households	3,855	22,158	50,232
2030 Total Households	4,058	23,668	53,482
2025 Average Household Size	2.14	2.25	2.22
2025 Owner Occupied Housing	3,180	17,159	38,574
2030 Owner Occupied Housing	3,439	18,761	42,118
2025 Renter Occupied Housing	675	4,999	11,658
2030 Renter Occupied Housing	619	4,908	11,364
2025 Vacant Housing	1,240	5,616	12,146
2025 Total Housing	5,095	27,774	62,378





ABOUT CAPE CORAL

Cape Coral is one of Southwest Florida's fastest-growing cities, combining coastal living with a strong, expanding business community. Its growing population, thriving medical sector, and easy access to Fort Myers and major highways make it an ideal location for professional and healthcare users.



CITY OF CAPE CORAL

AREA	POPULATION
CITY	119.4 SQ MI
LAND	106 SQ MI
WATER	13.4 SQ MI
ELEVATION	3 FT



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