



CAPE CORAL, FLORIDA

Coralwood Center

2301 Del Prado Boulevard S, Cape Coral, Florida 33990

LAT: 26.610193 | **LONG:** -81.937537

GLA: 344,455 SQ.FT

TRAFFIC COUNTS: 112,500 DAILY



CORALWOOD CENTER
A PREMIER DESTINATION IN CAPE CORAL



ULTA BEAUTY

Prime Retail Location

- ▶ NEC of Del Prado Blvd & Veterans Pkwy
- ▶ 112,500 vehicles per day
- ▶ Cape Coral's dominant retail corridor

Area Demographics

- ▶ 193,000+ residents within 5 miles
- ▶ Dense surrounding residential base
- ▶ Strong daily shopping and commuter traffic

Anchor Tenant

- ▶ Anchored by Hobby Lobby, Burlington, Ulta, Aldi, Esporta, HomeGoods, Bealls, Five Below, and Marquee Cinemas
- ▶ National anchors generate consistent visits

Tenant Mix

- ▶ National brands including Ulta, Aldi, Esporta, HomeGoods, Bealls, Five Below
- ▶ Strong mix of soft goods, fitness & dining
- ▶ High cross-shopping environment

Residential Growth

- ▶ Rapid population growth in Cape Coral
- ▶ Avg. HH income \$108K (1-mile)
- ▶ Continued single-family & multifamily development

NOW LEASING!



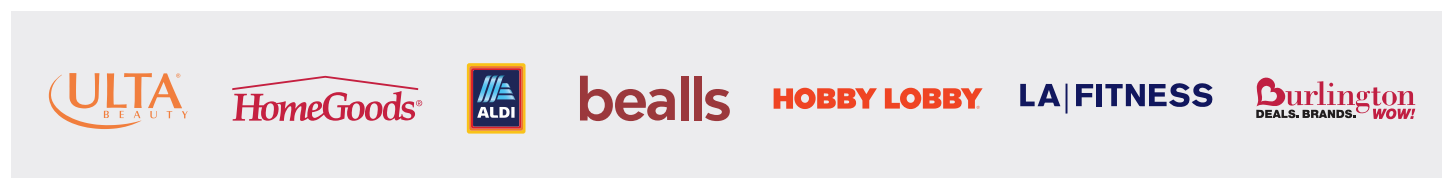
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CORALWOOD CENTER

Cape Coral, FL



National & Regional Key Tenants



2025 Demographics

	1-Mile	3-Mile	5-Mile
Population	7,299	62,364	193,094
Households	3,124	26,318	81,879
Average HH Income	\$108K	\$104K	\$103K
Median Age	50	49	46
Daytime Employment	4,287	21,190	89,584
Traffic Counts	112,500 Cars Daily		

For leasing information and availability contact:

Sandi Rogacki
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NOW LEASING!

WOOLBRIGHT DEVELOPMENT, INC.

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