

PINE ISLAND PARK PHASE 2

1261 NE 8TH ST, CAPE CORAL, FL 33909



Flex / Warehouse Units Available

FOR LEASE



LEASE RATE

\$25 SF/YR

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Population	67,500	158,898	424,228
Total Households	25,551	63,039	178,452
Median Age	43	45	47
Average HH Income	\$84,601	\$85,355	\$87,268

PROPERTY HIGHLIGHTS

- Highly Sought After Flex Spaces Available for Lease
- Lease Type NNN \$5.50
- Ceiling Height 17' 4"
- Garage Door 12'x14'

PROPERTY OVERVIEW

Take advantage of these versatile industrial flex / warehouse spaces located in Pine Island Park Phase II, within Cape Coral's rapidly expanding business corridor. Featuring 17'4" clear ceiling heights and 12' x 14' overhead doors, these units offer functional space ideal for contractors, service businesses, storage, light manufacturing, and distribution users. Multiple suite sizes provide flexibility for a wide range of operational needs.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 206	\$25.00 SF/yr	1,717 SF
Suite 207 - Open Warehouse with A/C	\$25.00 SF/yr	1,717 SF
Suite 201	\$25.00 SF/yr	10,056 SF

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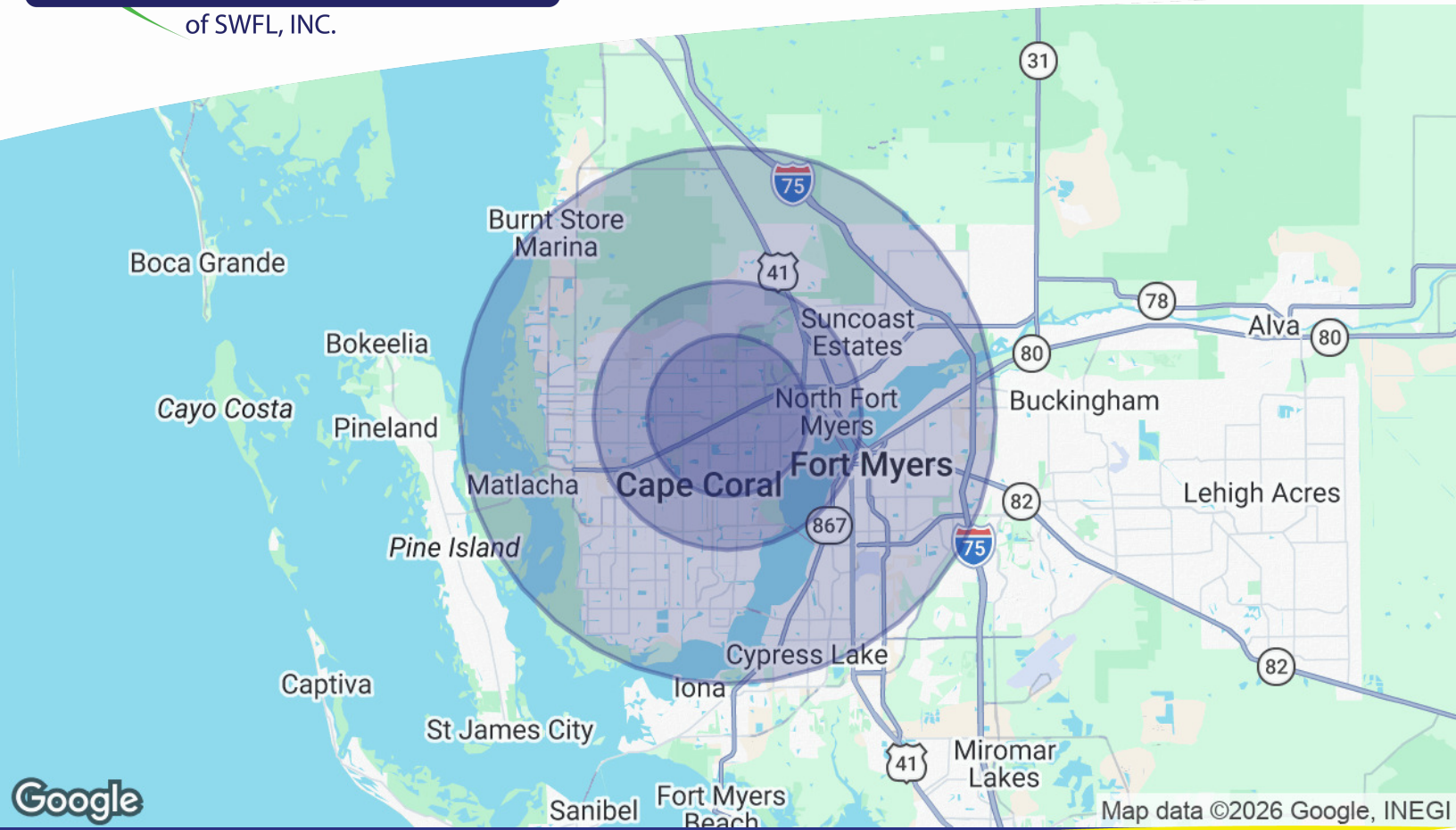


Additional Photos



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DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
Total population	67,500	158,898	424,228
Median age	43	45	47
Median age (male)	42	44	46
Median age (Female)	44	46	48
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	25,551	63,039	178,452
# of persons per HH	2.6	2.5	2.4
Average HH income	\$84,601	\$85,355	\$87,268
Average house value	\$320,460	\$318,902	\$355,396

* Demographic data derived from 2020 ACS - US Census