

FOR LEASE - VICTORY PARK

BUILD-TO-SUIT DISTRIBUTION CENTER / WAREHOUSE

SEC OF LITTLETON RD & NE 24TH AVE, CAPE CORAL, FL 33909

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



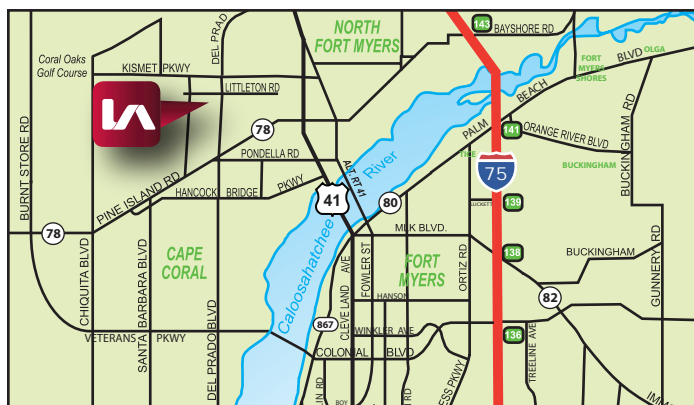
- **AVAILABLE:** 100,000 SF to 250,000 SF
- **BASE RATE:** \$10.00 - \$12.00 / SF NNN
- **CAM:** \$ TBD / SF

PROPERTY HIGHLIGHTS

Cape Coral, Florida, is an exceptional location for a distribution center, offering strategic advantages and untapped potential. With a land area of over 120 square miles, it is one of the largest cities in Southwest Florida, providing ample space for large-scale operations and future growth. The city's vast, undeveloped land offers an ideal opportunity to establish a distribution hub with plenty of room for expansion.

Notably, Cape Coral currently lacks any major distribution centers, creating a unique opportunity to fill a gap in the market and serve the surrounding region with minimal competition. The desired combination of access to key transportation routes, a business-friendly climate, and low competition makes it a prime location for establishing a thriving distribution operation.

Victory Park, an innovative 260± acre, master-planned development in northeast Cape Coral, Florida adjacent to the VA Healthcare Center. This Veteran-Centric Life Sciences Campus will support the growth of the region by providing under served veteran-related services, higher-end employment opportunities, demand-driven educational facilities, residential housing, a hotel, and essential retail stores.



AREA HIGHLIGHTS

Cape Coral has a population of **234,132**. It is currently growing at a rate of 4.31% annually and its population has increased by 19.81% since the most recent census, which recorded a population of 195,422 in 2020.

Lee County is ranked one of the best states to do business due to a low cost of labor, low regulations, & zero state income tax.

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Vice President

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YOUR LOCAL MARKET EXPERT

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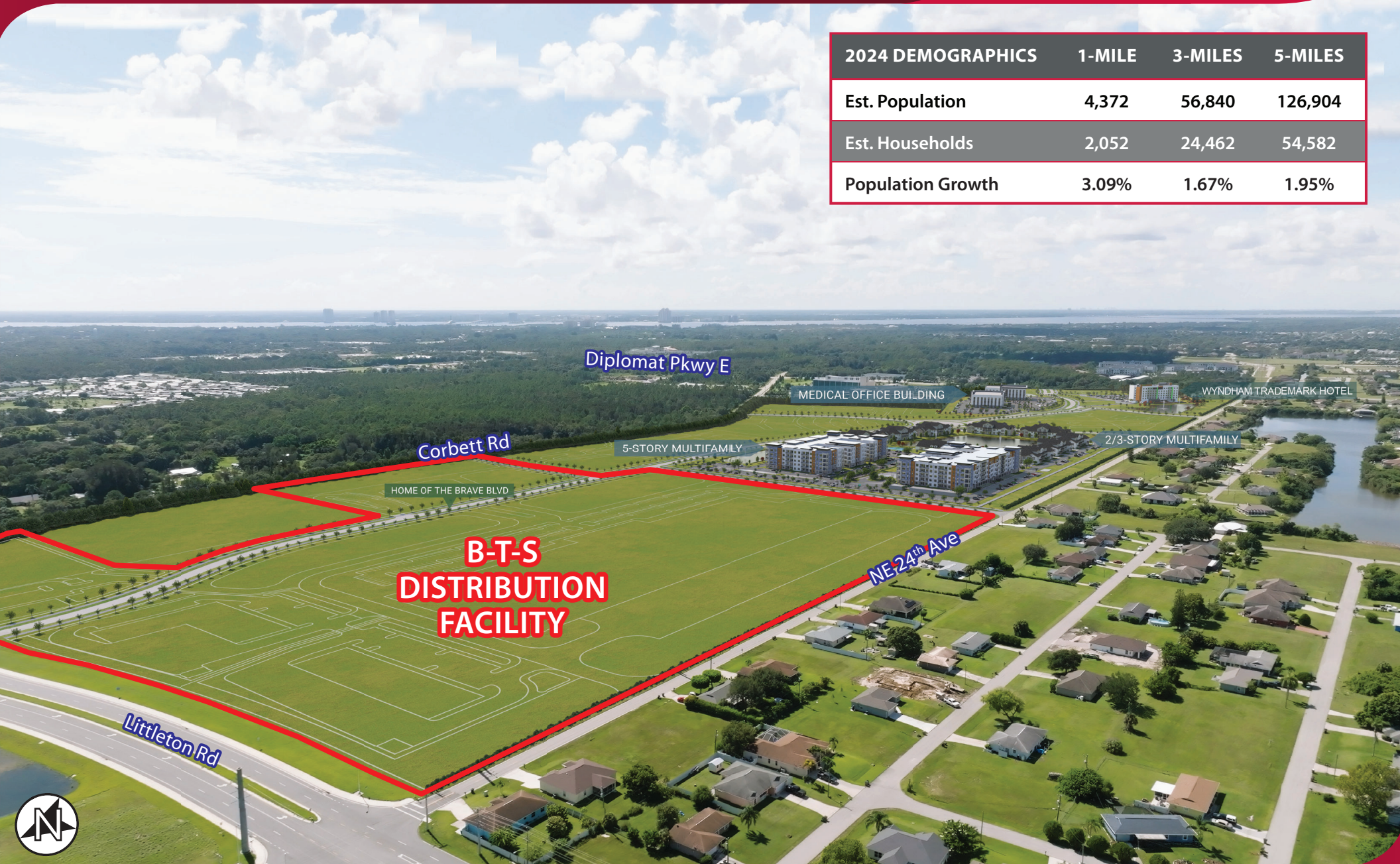
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2024 DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Est. Population	4,372	56,840	126,904
Est. Households	2,052	24,462	54,582
Population Growth	3.09%	1.67%	1.95%



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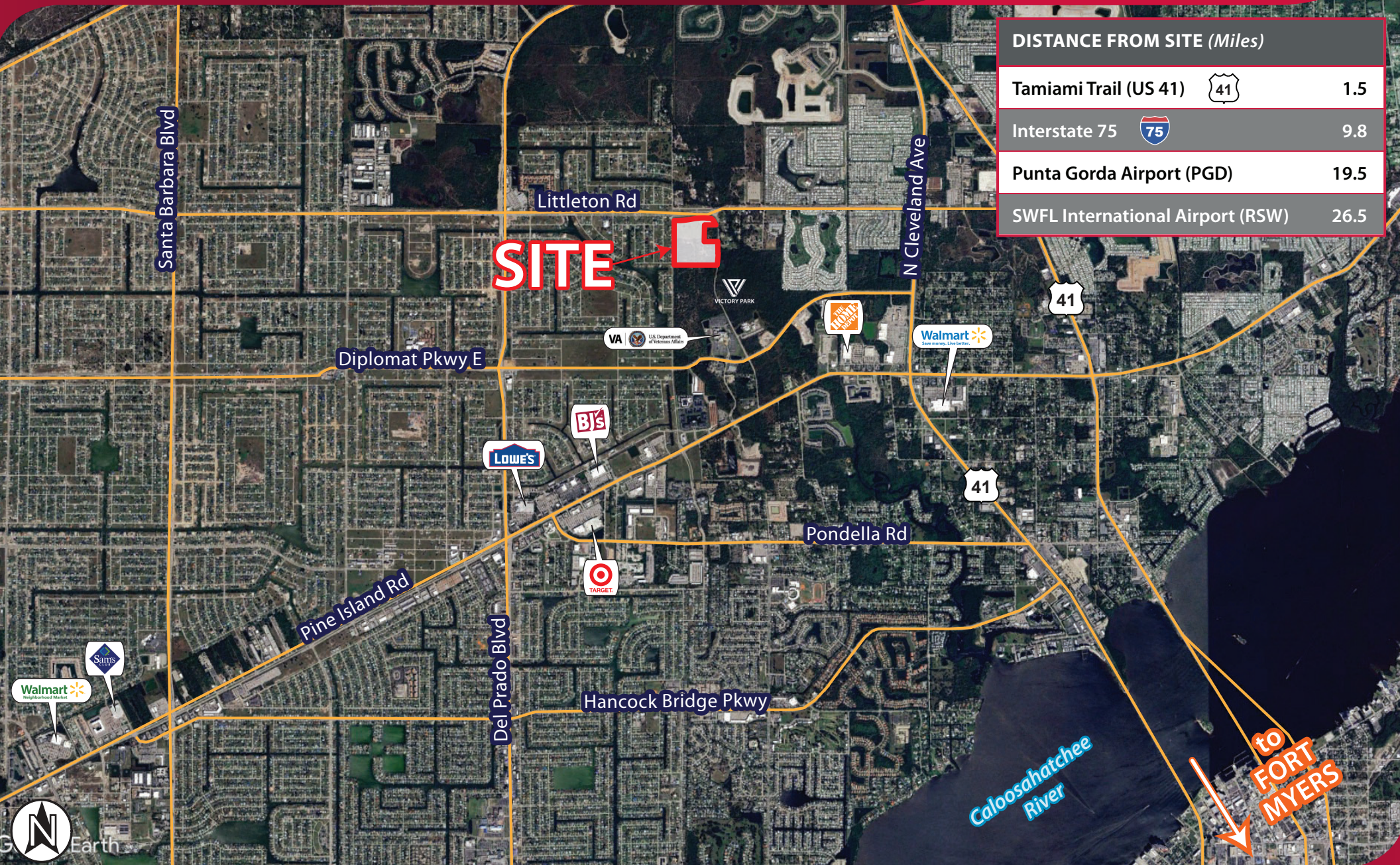
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DISTANCE FROM SITE (Miles)

Tamiami Trail (US 41)		1.5
Interstate 75		9.8
Punta Gorda Airport (PGD)		19.5
SWFL International Airport (RSW)		26.5

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