

PRE-LEASING  
PHASE 1

**ONLY  
±6,024 SF  
LEFT**

Contact for Lease Rates



PROPERTY SUMMARY

**Island Pearl** offers a highly visible, strategic location for brand new space suitable for retail, commercial and medical uses.

- Built-to-suit opportunity up to ±6,024 SF.
- Prime location at a 4-way lighted intersection.
- Traffic Count: 22,500 AADT (2022).
- Zoning: Corridor Commercial.
- Within the economically robust Pine Island Road Corridor.
- Direct access to the island communities of Matlacha and Pine Island with the Burnt Store Road extension providing a path to the Charlotte County line.
- Cape Coral is home to 4 golf courses, 4 marinas and 9 boat ramps.
- 107,781 residents within a 15-minute drive time.
- Frontage: ±1,146 ft. on Burnt Store Road S. and ±638 ft. on SW Pine Island Road

**CONTACT:**

239.900.3482

Leasing@BlueWatersDG.com

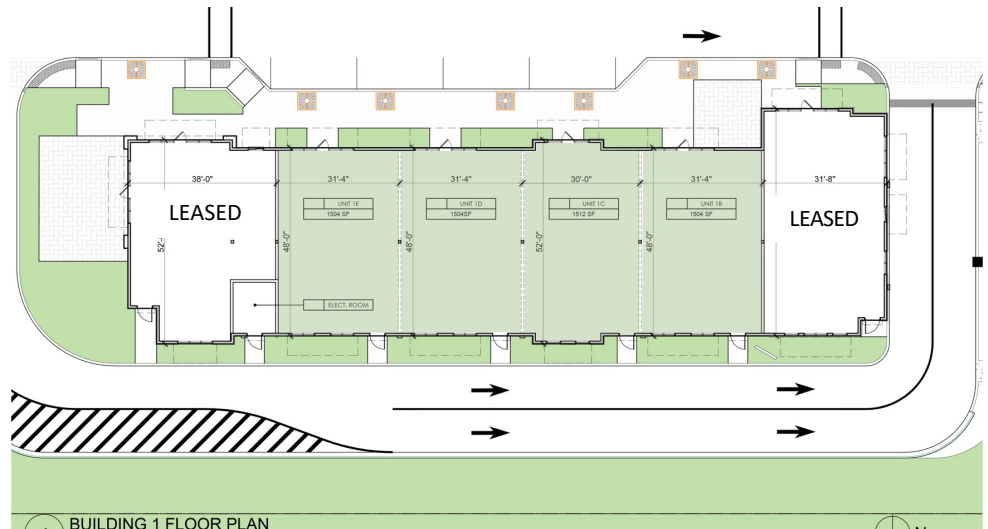
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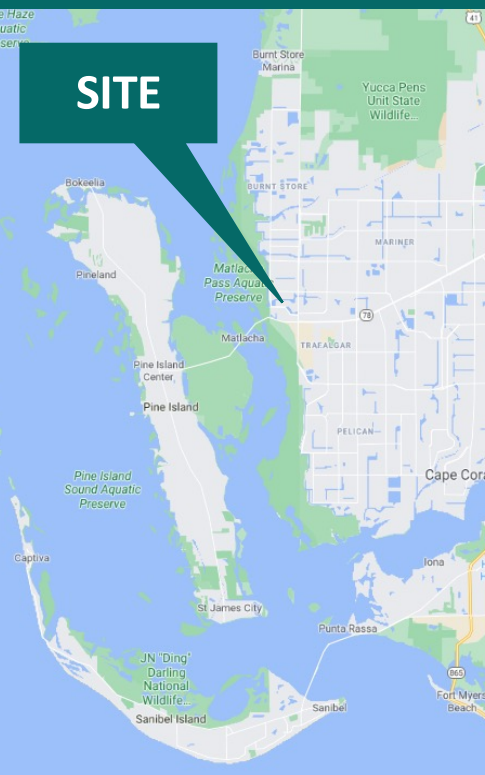
## PROPERTY FEATURES – PHASE 1

Available

- Unit B: ±1,504 SF
- Unit C: ±1,512 SF
- Unit D: ±1,504 SF
- Unit E: ±1,504 SF
- Build-to-Suit opportunities
- Pylon signage
- Fiber internet available
- Up to 6,024 SF
- Burnt Store Road frontage



## STRATEGIC LOCATION AT A SIGNALIZED INTERSECTION WITHIN THE PINE ISLAND CORRIDOR GROWTH BOOM



**PHASE 1: 1.89± Acres with 10K SF of Retail**  
**PHASE 2: 10± Acres of Mixed-Use**

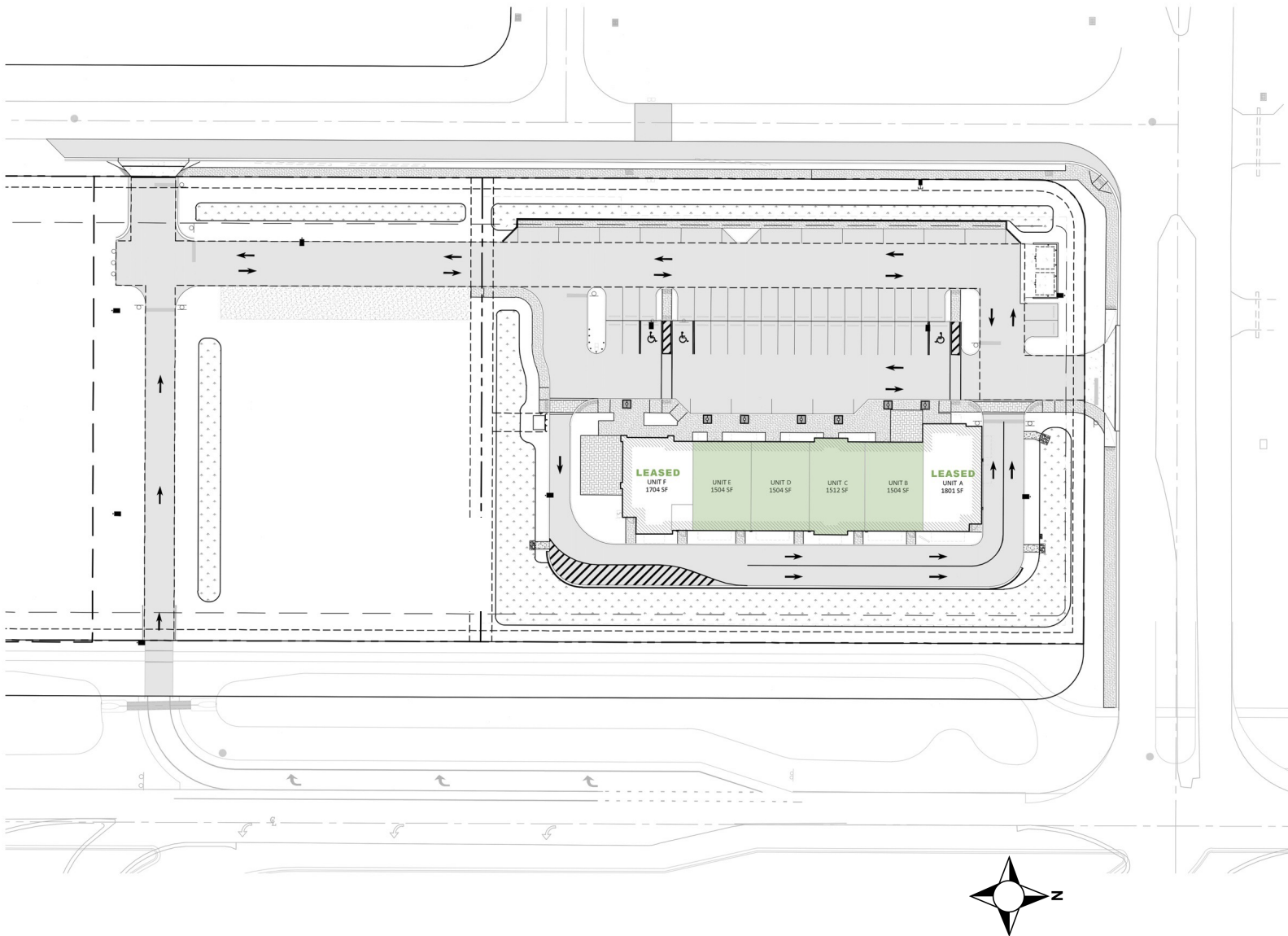
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**SITE PLAN – PHASE 1**  
**9,529 SF Total**

A	Leased	±1,801
B	Available	±1,504
C	Available	±1,512
D	Available	±1,504
E	Available	±1,504
F	Leased	±1,704



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