

DOWNTOWN CAPE CORAL REDEVELOPMENT DISTRICT
 4712 SE 15TH AVE, CAPE CORAL, FL 33904



Property Summary

FOR LEASE



LEASE RATE: DETAILS BELOW

OFFERING SUMMARY

First Floor - 2,500 SQ FT - \$18.31/SQ FT Plus NNN

Suite 1 - Second Floor - 800 SQ FT - \$2,050 - MG

Suite 2 - Second Floor - 600 SQ FT - \$1,537 - MG

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Population	68	17,400	48,552
Total Households	38	7,432	22,257
Median Age	58.9	41.4	46.1
Average HH Income	\$38,430	\$43,136	\$44,682

PROPERTY OVERVIEW

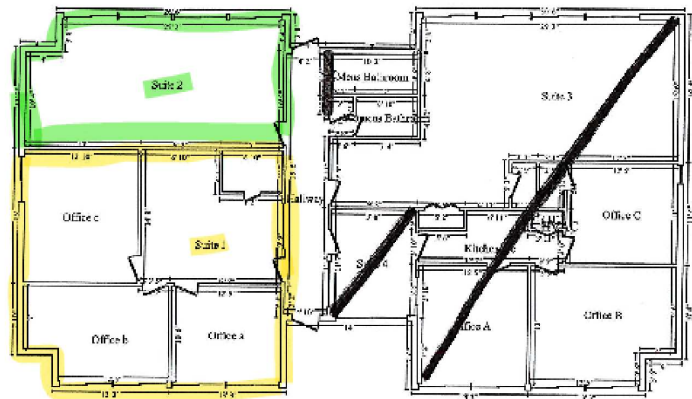
Units Available - First Floor Unit and Two Upstairs Suite

First Floor - Large Open Area with Kitchen and Separate Office

Second Floor: Pricing on These Units Includes Electric, Water and Garbage

Suite 1 - Reception Area with 3 Private Offices

Suite 2 - Large Open Area



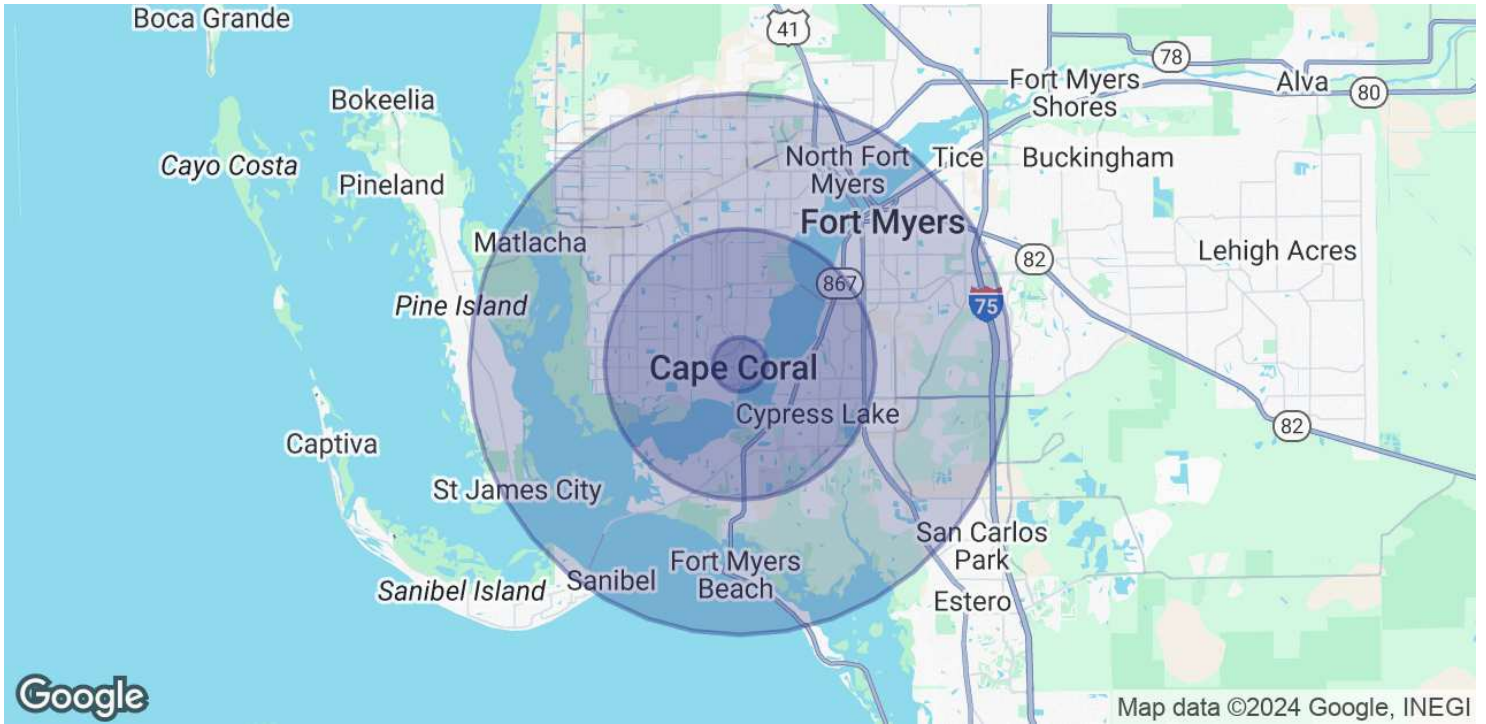
CARLOS ACOSTA, CCIM
 239.823.0115
 cacosta@ccim.net

CRES Commercial Real Estate Services of SWFL, INC
 1490 NE Pine Island Rd Suite 6F • Cape Coral, FL 33909
 239.980.0081 • cresswfl.com

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Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	68	17,400	48,552
Average Age	58.9	41.4	46.1
Average Age (Male)	63.4	40.3	45.4
Average Age (Female)	58.7	43.6	46.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	38	7,432	22,257
# of Persons per HH	1.8	2.3	2.2
Average HH Income	\$38,430	\$43,136	\$44,682
Average House Value	\$202,045	\$115,983	\$120,835

* Demographic data derived from 2020 ACS - US Census