

# ENTRADA COMMUNITY SHOPPING CENTER

## 3571 DEL PRADO BLVD. N, CAPE CORAL, FL 33909



## Property Summary

FOR LEASE



### LEASE RATE

**\$24.00 SF/YR**

### OFFERING SUMMARY

Lease Type: \$6.98 NNN

Zoning: C1

Traffic Count: 18,100 VPD

### DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Population	3,645	29,999	72,689
Total Households	1,782	13,985	31,860
Median Age	66.4	61.1	53.1
Average HH Income	\$67,017	\$55,012	\$55,832

### PROPERTY HIGHLIGHTS

- Located at the gateway of Cape Coral
- Current Tenants: Edward Jones, The Bagel Factory & Millennium Physician Group
- Great visibility on six-lane Del Prado Boulevard North
- Near new Public Shopping Center
- Suite 6 - Full Buildout for ice-cream shop

### AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 18	\$24.00 SF/yr	5,250 SF

**CARLOS ACOSTA, CCIM**  
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**CRES Commercial Real Estate Services of SWFL, INC**  
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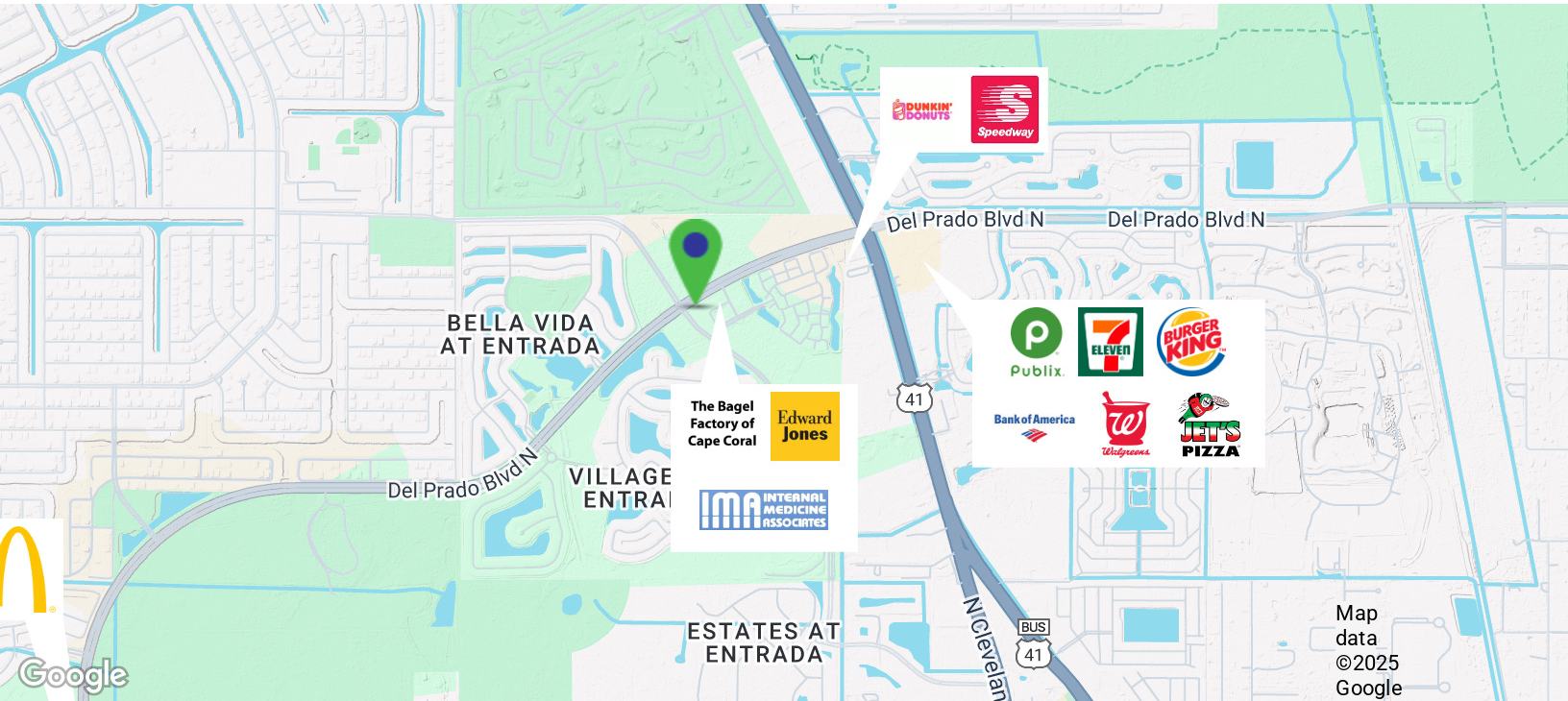


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