

Last Unit Available: 2,200 SF End Cap

CAPE CORAL COMMONS

NW CORNER OF PINE ISLAND RD. & DEL PRADO BLVD., CAPE CORAL, FL

FOR LEASE



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Accelerating success.

Availability

Last space available at Cape Coral Commons!

Availability

- 2,200 SF
- End cap
- **TENANT IMPROVEMENT ALLOWANCE**
- Cold dark shell delivery
- Delivery Q4 2025
- Building and monument sign

Lot 3 Specifics

Address	903 NE 15th Place Cape Coral, FL 33909
GLA	8,800 SF
Use	Retail, restaurant, services
Zoning	Commercial Corridor
Parking	55 spaces
Ratio	6.44/1,000 SF

Lease Rate:

\$42.00/SF
\$11+ /SF NNN



Property Highlights

National/regional retail center developed by Thompson Thrift, located at the signalized intersection of Pine Island Road and Del Prado Boulevard in Cape Coral, FL.

- Total development: 13± AC
- 4 Multi-tenant buildings
- 97% leased
- 2 points of access
- Traffic count:
 - Pine Island Rd.: 53,500 AADT
 - Del Prado Blvd.: 41,500 AADT
- Ample parking

Tenants Mix

Open For Business:

Crumbl Cookies, Firehouse Subs, Tire Kingdom, Paragon Healthcare, Visionworks, Encore Nails & Spa, Love Boat Ice Cream, Huey Magoo's, Papa John's Pizza, Pei Wei Asian Kitchen, Sage Dental

New Tenants Opening Soon:

Naples Wax, Hand & Stone Choppers Hair Garage, Tacos & Tequila



Aerial Retail

Residential Developments

5 miles

Cape Coral Commons

Shops at Del Mar

Shops at Del Mar

Cape Coral

North Fort Myers

Future and Under Construction Developments (Greater than 100 Units)

- Condos & Townhomes (For Sale)
- Single Family (For Sale)
- Apartment (For Rent)

Map #	Project Name	Unit Type	Units Under Construction / Planned
1	Embers Lake I	Apartment	690
2	Embers Lake II	Apartment	647
3	Former News Press	Apartment	614
4	Paradise Isles	Apartment	600
5	Crane Landing/SF	Single Family	457
6	The Hadley	Apartment	444
7	Siesta Lakes	Apartment	412
8	3561 De Navarra Parkway	Apartment	402
9	Montage at Midtown	Apartment	321
10	Crane Landing/Att	Duplex	310
11	Solay Cape Coral	Apartment	300
12	Vantage	Apartment	292
13	MIVO North Fort Myers	Apartment	285
14	Merchants Crossing	Apartment	279
15	First Street	Apartment	275
16	Bayshore Pines	Apartment	269
17	Paradise Isles/TH	Townhouse	247
18	Coral Bay	Single Family	244
19	Palmera on the River	Apartment	239
20	Triton Cay II	Apartment	236
21	Vantage Lofts	Apartment	229
22	Moody Landing	Apartment	226
23	Riverfront First Street	Apartment	222
24	Barrett Park	Apartment	200
25	The Club on Pine Island	Apartment	195
26	Cape Vista	Apartment	106
Total units under construction / planned within 5 miles			8,742

Additional Highlights



Households
 1-Mile: 2,285
 3-Mile: 26,576
 5-Mile: 65,255



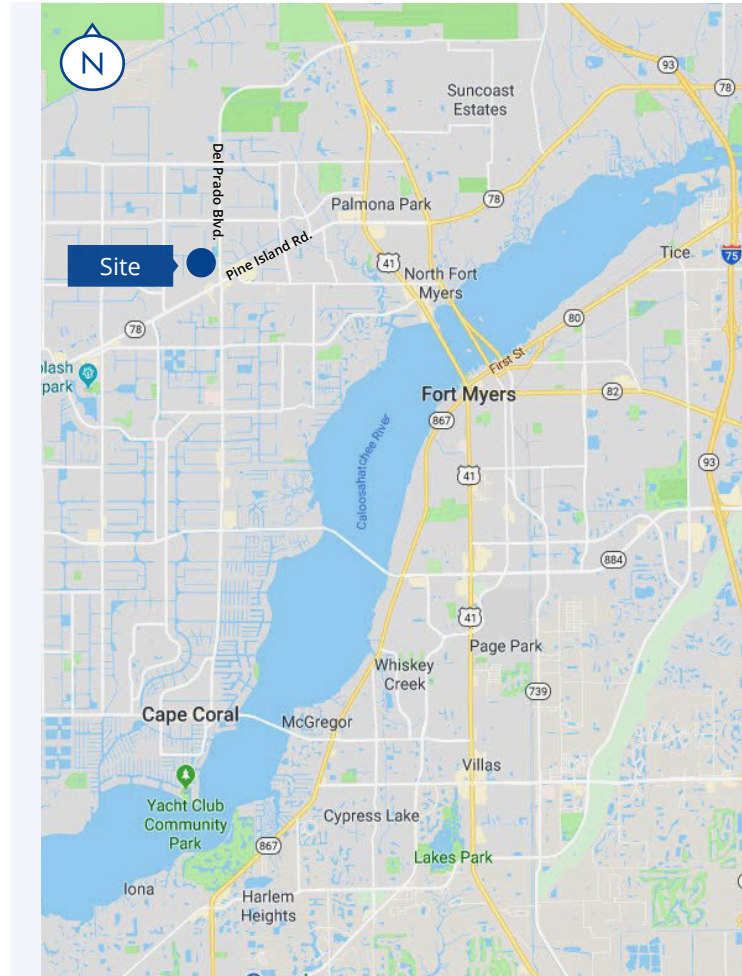
Daytime Population
 1-Mile: 7,445
 3-Mile: 61,892
 5-Mile: 143,1581



Median Age
 1 Mile: 39.7
 3-Mile: 43.4
 5-Mile: 47.1



Average HH Income
 1 Mile: \$87,043
 3-Mile: \$92,109
 5-Mile: \$92,595



Cape Coral is located in Lee County, 20 minutes southwest of Fort Myers and 20 minutes north of Fort Myers Beach. Lee County receives approximately 5 million visitors a year that spend an estimated \$3 billion annually.

- Cape Coral is the 8th largest city in Florida and the largest city between Tampa and Miami. It ranked 3rd on Forbes's Best Place to Live In Florida in the 2023 list.
- Cape Coral is part of the Cape Coral-Fort Myers Metropolitan Statistical Area (MSA).
- Cape Coral-Fort Myers area is among the highest metro areas in the nation for percentage growth over the last several years.
- The economy in Cape Coral is based on health care services, retail and real estate/construction.
- City's top five employers are Lee Memorial Hospital, Lee County School System, Publix Supermarkets, City of Cape Coral and Walmart.
- Cape Coral is home to the Sun Splash Water Park and more than 30 recreational parks and 7 golf courses.
- Cape Coral offers a variety of Gulf beaches within 15 miles, such as Sanibel Island and Fort Myers Beach.

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