

FOR LEASE

BRAND NEW OFFICE / RETAIL SPACE!

2307 SANDOVAL BOULEVARD, CAPE CORAL, FL 33991



NEW CONSTRUCTION!
December 2024
Occupancy

- **AVAILABLE:** 1,700 SF
- **LEASE RATE:** \$32.00 / SF NNN
- **CAM:** \$4.00 / SF

PROPERTY FEATURES

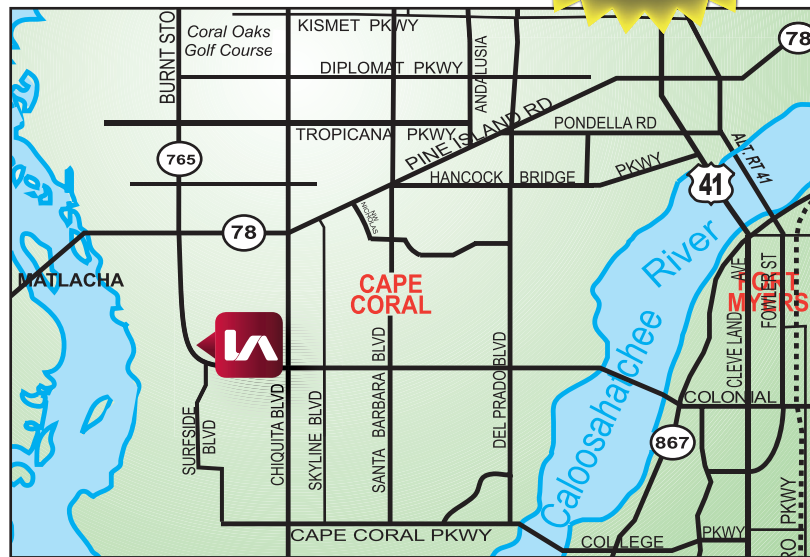
- One 1,700 SF Unit Remaining For Lease!
- New Construction!
- December 2024 Occupancy
- Ideal for Office or Retail Uses
- Conveniently Located in Cape Coral
Off of Veterans Memorial Pkwy
- Zoned C (Commercial)

Please Contact:

Jose Pastor
Associate Broker

📞 **239.210.7612**

✉️ jpastor@lee-associates.com



2023 DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Est. Population	4,086	29,803	89,929
Est. Households	1,383	10,965	35,389
Est. Avg. HH Income	\$114,872	\$100,675	\$95,549

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YOUR LOCAL MARKET EXPERT

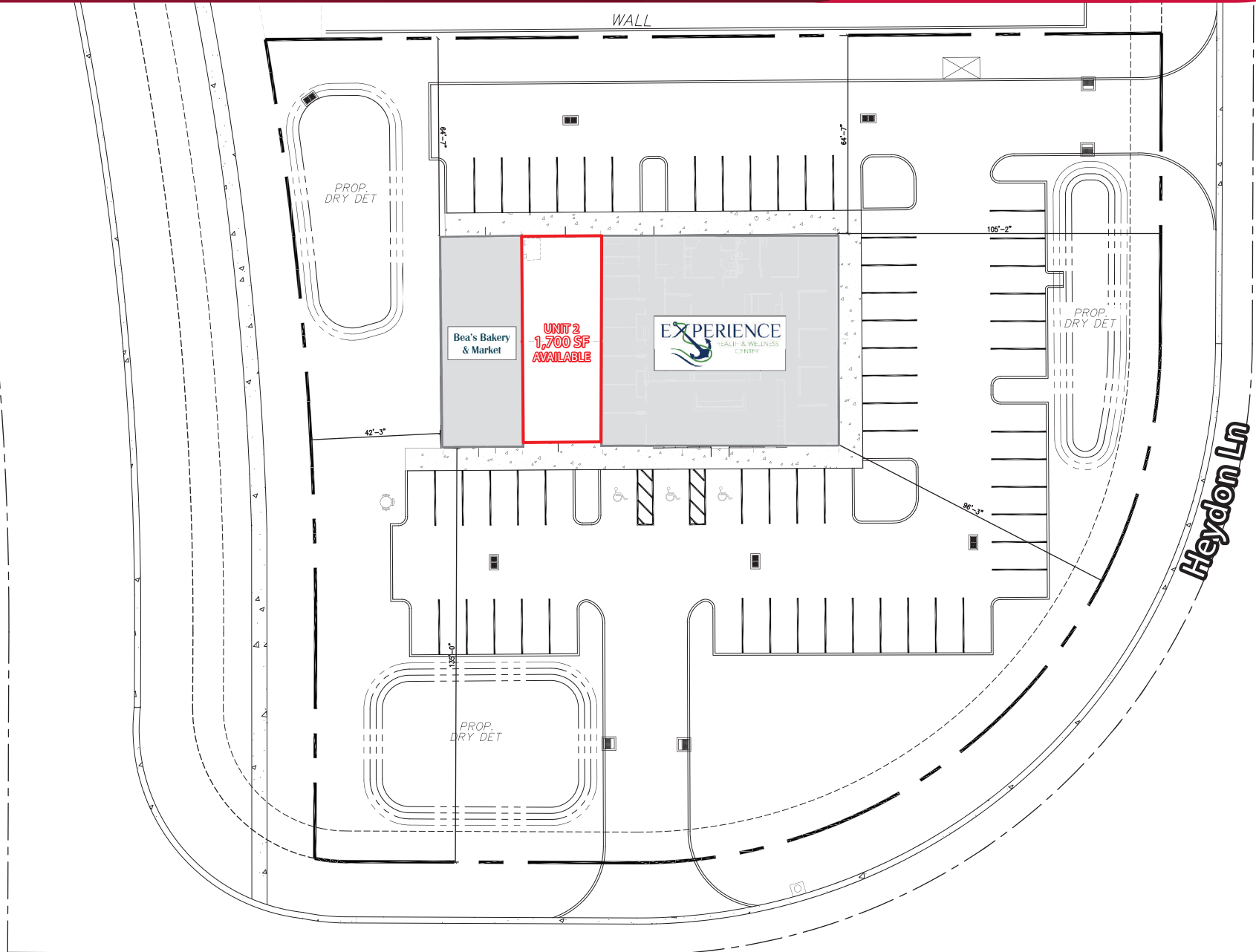
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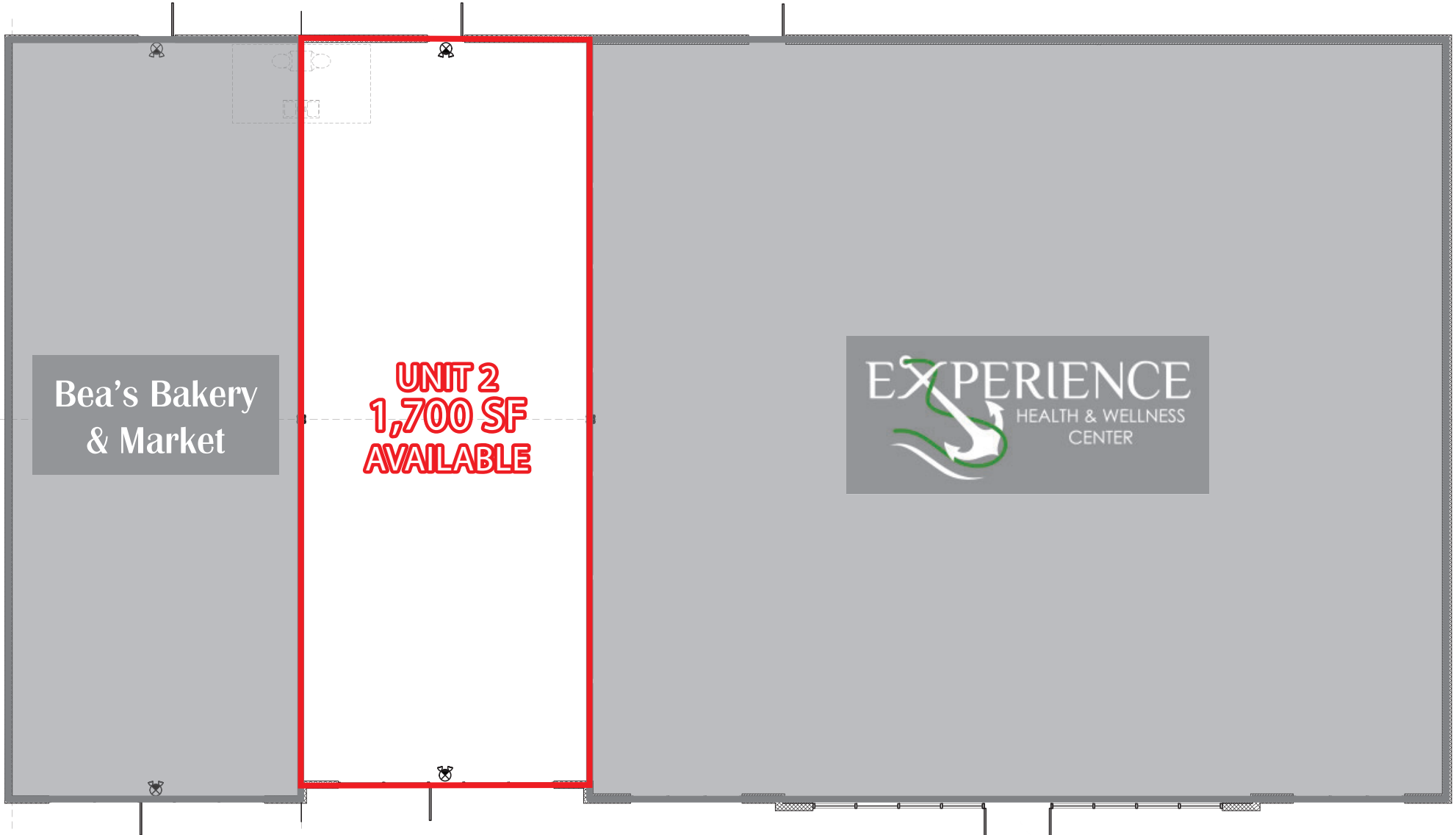
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68" EGRESS WIDTH
EXIT CAPACITY:
340 PERSONS

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