

# PINE ISLAND PARK SUBLEASE

1260 NE 8TH ST, CAPE CORAL, FL 33909

FOR SUBLEASE



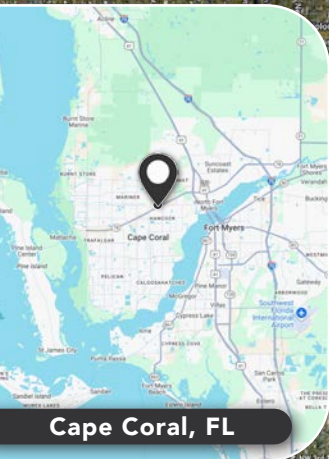
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### 2025 DEMOGRAPHICS 1260 NE 8TH ST



**AVERAGE H.H INCOME**

1 MILE	3 MILE	5 MILE
\$93,904	\$95,807	\$97,099



**POPULATION**

7,597	69,813	158,352
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**EMPLOYMENT DENSITY**

4,274	22,070	46,232
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### PROPERTY FEATURES

<b>PRICE</b>	\$25 PSF NNN
<b>AVAILABLE</b>	1,100± SF
<b>ZONING</b>	GC General Commercial
<b>LOCATION</b>	This subject site is located off Pine Island Parkway, a high-traffic corridor in Cape Coral, offers exceptional visibility and accessibility for retail, service, or office use.

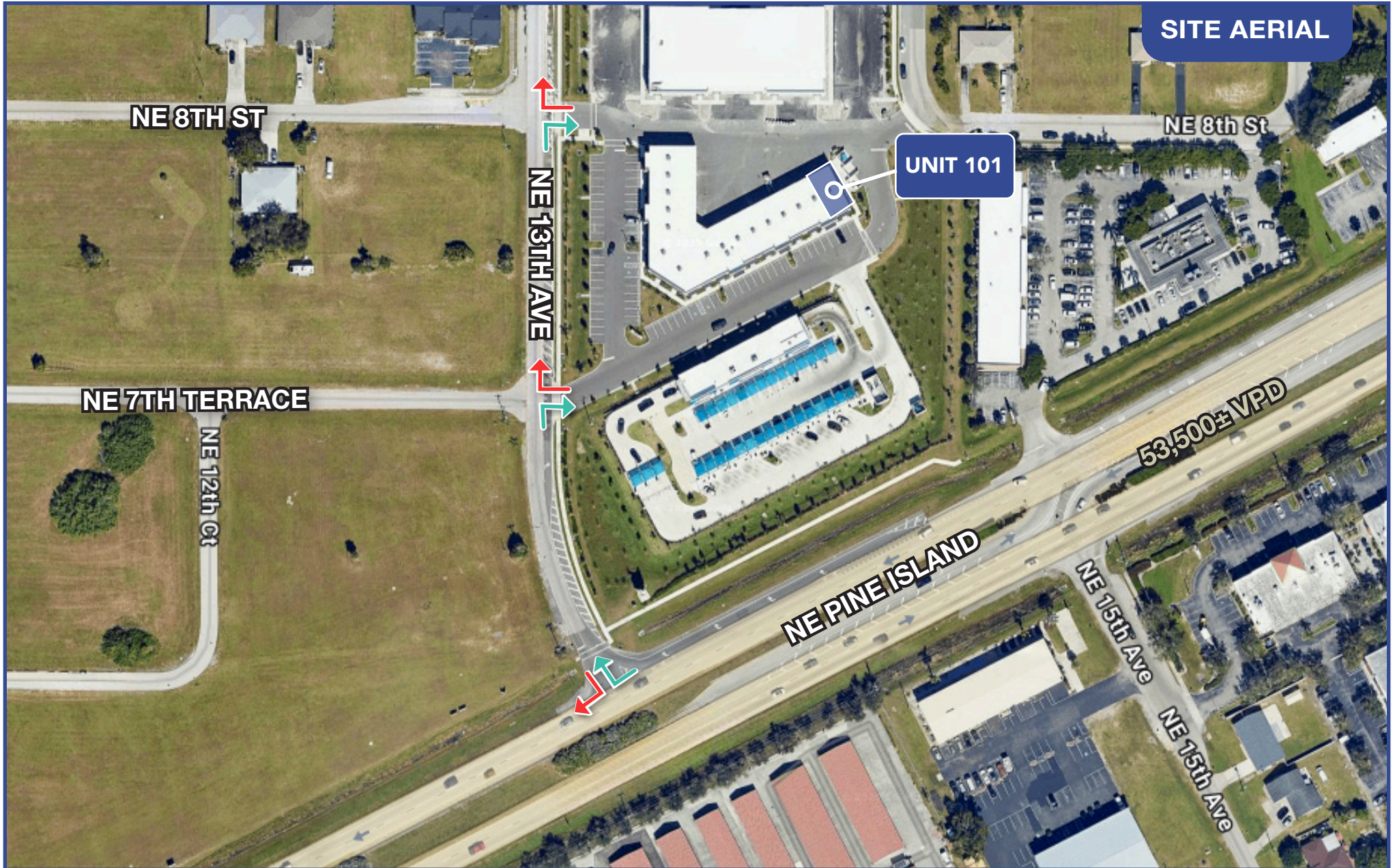


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