



1614 Colonial Blvd #101
Fort Myers, FL 33907

LOCRE.COM

NICHOLAS CROSSING

706 SW PINE ISLAND RD | CAPE CORAL, FL 33991

RETAIL FOR LEASE

NICHOLAS CROSSING

706 SW Pine Island Rd | Cape Coral, FL 33991

1,544 SF Retail For Lease

LQ Commercial
REAL ESTATE SERVICES

LQCRE.COM



RETAIL SPACE



FOR LEASE



\$40.00 PSF NNN



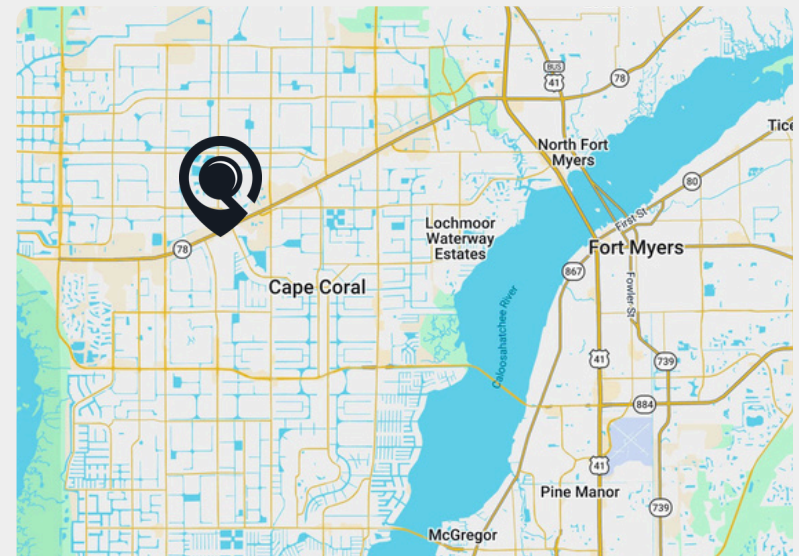
1,544 SF AVAILABLE



42,000 AADT (SW PINE ISLAND RD)

PROPERTY HIGHLIGHTS

- ±1,544 SF available immediately - former physical therapy suite, professionally built out
- Lease Rate: \$40.00 PSF NNN
- Located at "Main & Main" Cape Coral - in close proximity to Sam's Club, Kohl's, the planned Walmart Supercenter, The Grove (130-acre town center development), and additional big-box retailers to be announced
- Co-tenant Dunkin' is one of the busiest locations in Southwest Florida
- Prime Pine Island Rd corridor location in NW Cape Coral, the fastest-growing submarket in the region - 42,000+ CPD



GOOGLE MAP



5-MILE POPULATION
174,461



5-MI HOUSEHOLDS
66,422



5-MILE INCOME
\$107,177



5-MILE EMPLOYEES
44,521

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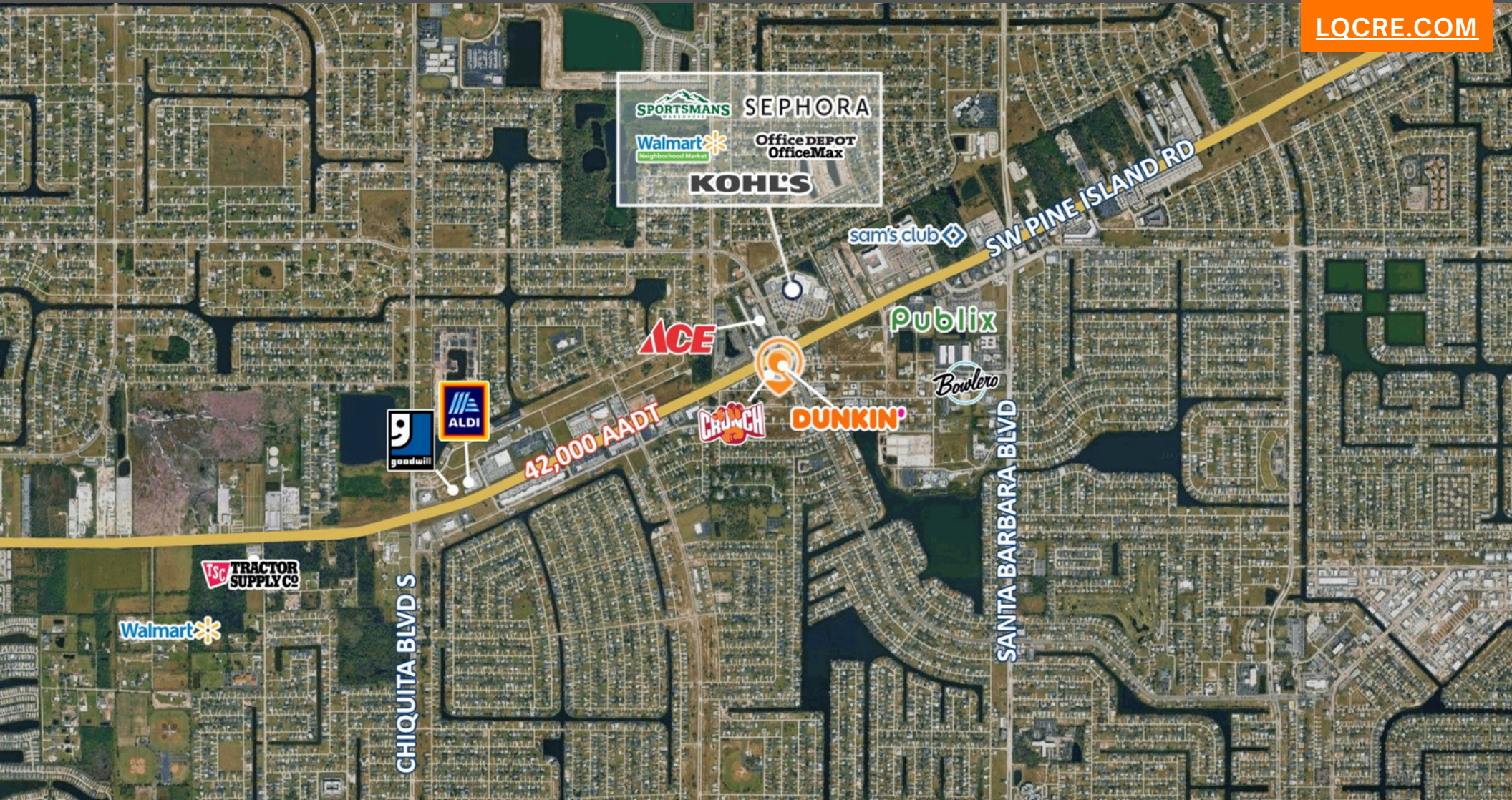
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