



For Lease

3321 Del Prado Blvd. S

Cape Coral, FL 33904



PROPERTY SUMMARY

3321 Del Prado Blvd. S is strategically located along one of Cape Coral's primary commercial corridors, offering exceptional visibility and traffic exposure with an average annual daily traffic count of 42,500 vehicles. The 8,980-square-foot professional office building sits within close proximity to Veterans Parkway and the Midpoint Bridge, providing convenient access to both Cape Coral and neighboring Fort Myers. Surrounded by established retail, medical, and professional service uses, the property benefits from a well-rounded trade area supported by 189,183 residents and an average household income of \$101,113 within one mile, making it an ideal setting for professional office and service-oriented tenants.

PROPERTY HIGHLIGHTS

- Excellent frontage and visibility on Del Prado Blvd S in Cape Coral
- Exposure to high traffic counts
- Well-maintained property-recently painted and renovated units
- Building signage opportunity

Lease Rate

\$27 SF/yr (Gross; Full Service)

Available Space

1,700 - 3,400 SF

Year Built

2006

Zoning

P1

Market

Southwest Florida

AADT - Del Prado Blvd S

42,500 SF



Corrie Gates

Director

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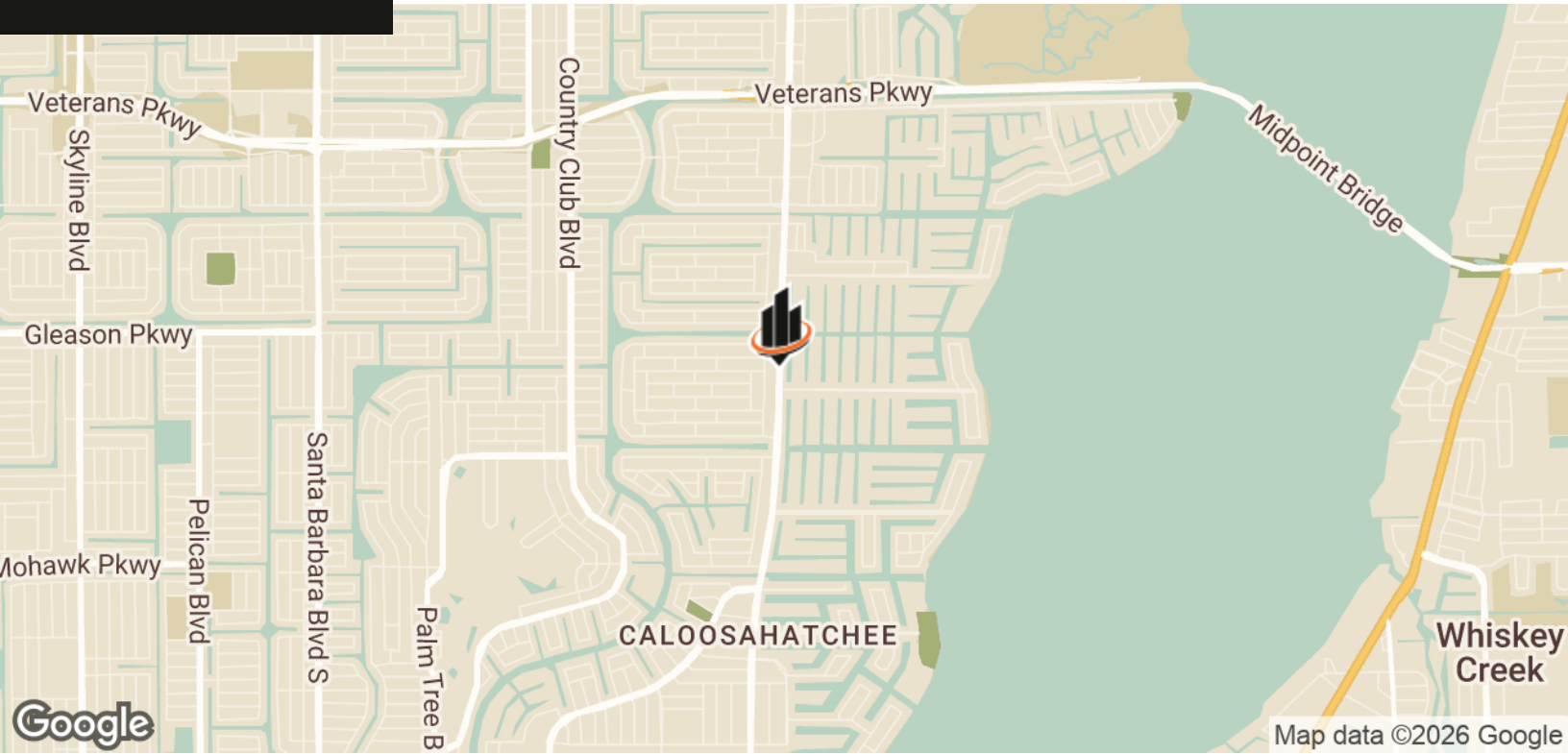




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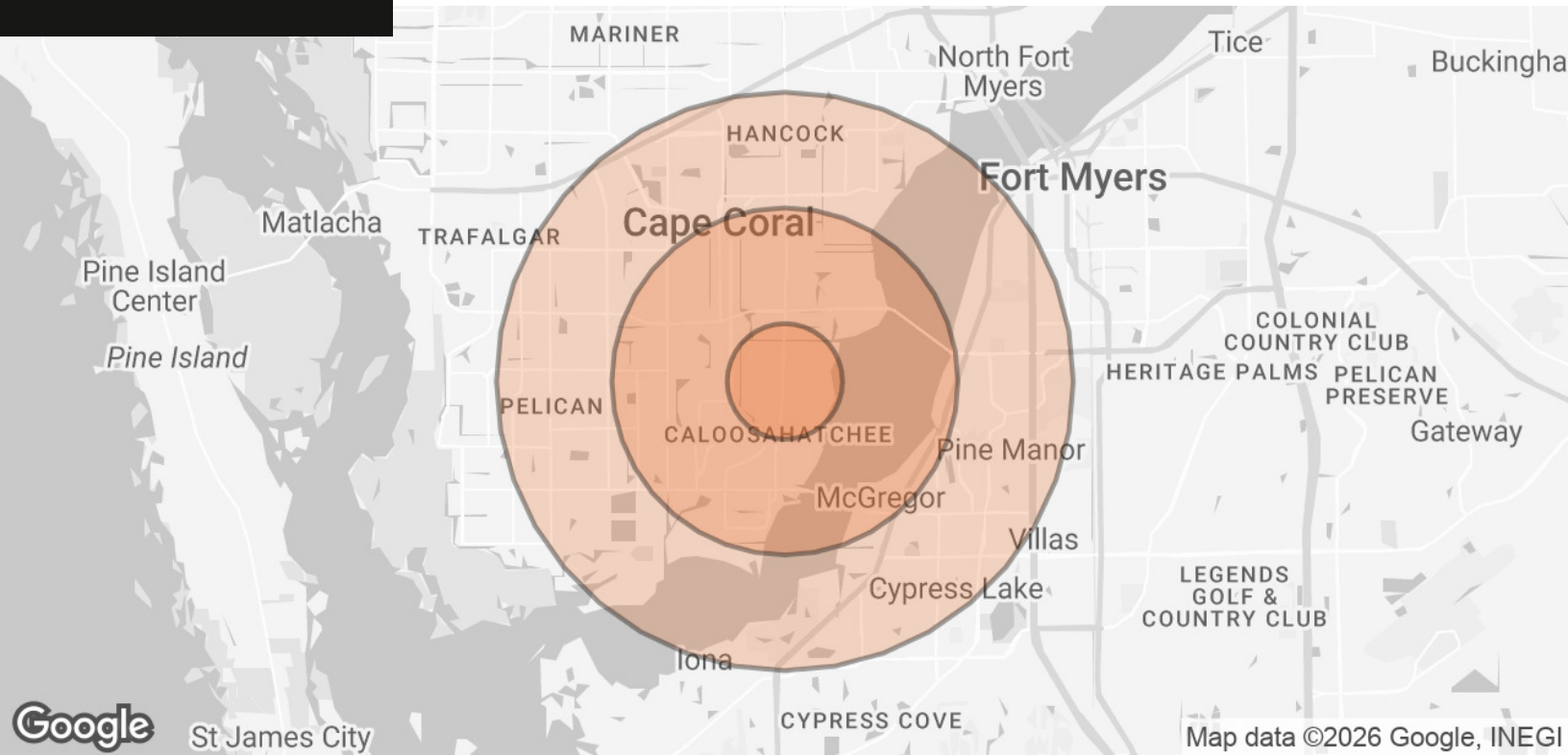




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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,314	64,375	189,183
AVERAGE AGE	53.2	52.4	49.6
AVERAGE AGE (MALE)	52.6	52.4	48.8
AVERAGE AGE (FEMALE)	54.1	53.2	50.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,041	27,556	80,286
# OF PERSONS PER HH	2.4	2.3	2.4
AVERAGE HH INCOME	\$101,113	\$95,817	\$95,573
AVERAGE HOUSE VALUE	\$403,369	\$388,478	\$371,957

2023 American Community Survey (ACS)



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