



COMMERCIAL REAL ESTATE SERVICES

of SWFL, INC.

CARLOS ACOSTA, CCIM

239.823.0115
cacosta@ccim.net



FOR LEASE

5781/5793

CAPE

HARBOUR DR

CAPE CORAL, FL 33914

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Executive Office Suites at Cape Harbour

FOR LEASE



LEASE RATE

\$1,200 - 1,295 PER MONTH

OFFERING SUMMARY

STRAP #: 214523C2004C30000
 Total Available SF: 247 - 611 SF
 Lease Type: MG
 Zoning: C

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Population	33,906	97,222	286,286
Total Households	15,438	44,120	128,236
Median Age	54	53	51
Average HH Income	\$103,914	\$97,351	\$95,822

PROPERTY OVERVIEW

Office/retail space available within Cape Harbour, one of Cape Coral's most recognizable waterfront mixed-use destinations. The property is surrounded by restaurants, boutiques, professional offices, marina activity, and residential traffic, creating strong visibility for tenants seeking a presence in an active lifestyle-oriented setting. Units 104-105 are positioned within the main retail/office promenade near the waterfront activity, while Suite 101 is located on the outparcel side of the property, offering a separate placement within the Cape Harbour commercial area.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 101	\$1,295 per month	611 SF
Suite 104 & 105	\$1,200 per month	247 SF

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 1490 NE Pine Island Rd Suite 6F • Cape Coral, FL 33909
 239.980.0081 • cresswfl.com

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Additional Photos



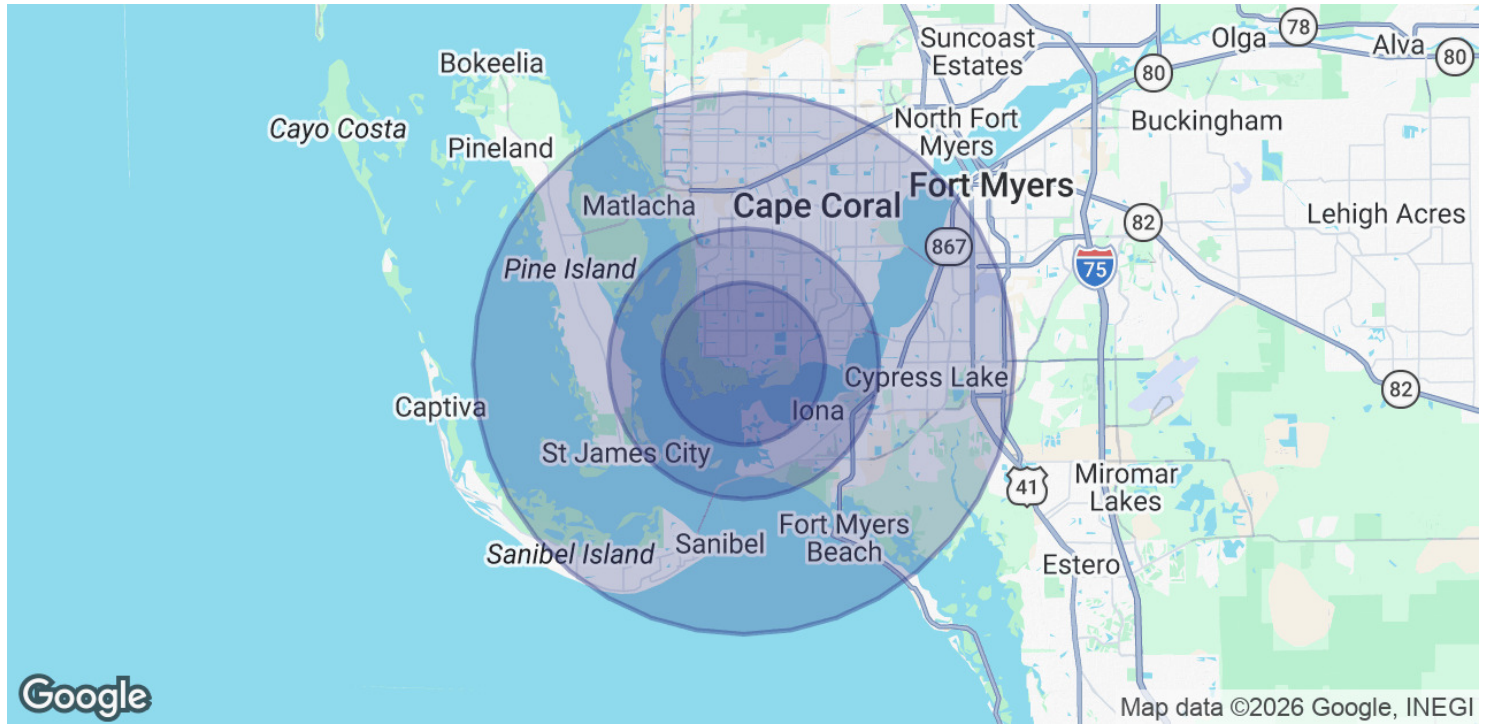
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Demographics Map & Report



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	33,906	97,222	286,286
Average Age	54	53	51
Average Age (Male)	53	52	50
Average Age (Female)	54	53	52

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	15,438	44,120	128,236
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$103,914	\$97,351	\$95,822
Average House Value	\$519,873	\$451,752	\$416,674

2020 American Community Survey (ACS)