



1614 Colonial Blvd #101
Fort Myers, FL 33907

LQCRE.COM

LIBERTY PARK DRIVE

2494 LIBERTY PARK DRIVE | CAPE CORAL, FL 33909

RETAIL | MEDICAL FOR LEASE

LIBERTY PARK DRIVE

2494 Liberty Park Drive | Cape Coral, FL 33909

2,310 SF Retail | Medical For Lease

PROPERTY HIGHLIGHTS

- 2,310 SF end-cap retail/medical suite available for lease in Cape Coral, FL
- Located within a newer construction (2024) neighborhood retail center
- Co-tenants include America's Best Contacts & Eyeglasses and Foxtail Coffee Co.
- Former bank branch with a clean vanilla shell ready for tenant improvements
- Existing finished ceiling grid, carpet, breakroom/kitchenette, and ADA-compliant restroom
- Medical/dental ready with plumbing rough-ins and drain lines installed during original construction
- Reduced build-out time and costs for healthcare, dental, or medical users
- Ideal for retail, medical, dental, or professional office use
- Situated along Liberty Park Drive in one of Cape Coral's growing commercial corridors
- Across from the expanding Liberty Park residential and retail development
- Excellent corner visibility with monument signage opportunities
- Convenient access with strong exposure to surrounding residential growth



RETAIL | MEDICAL SPACE



FOR LEASE



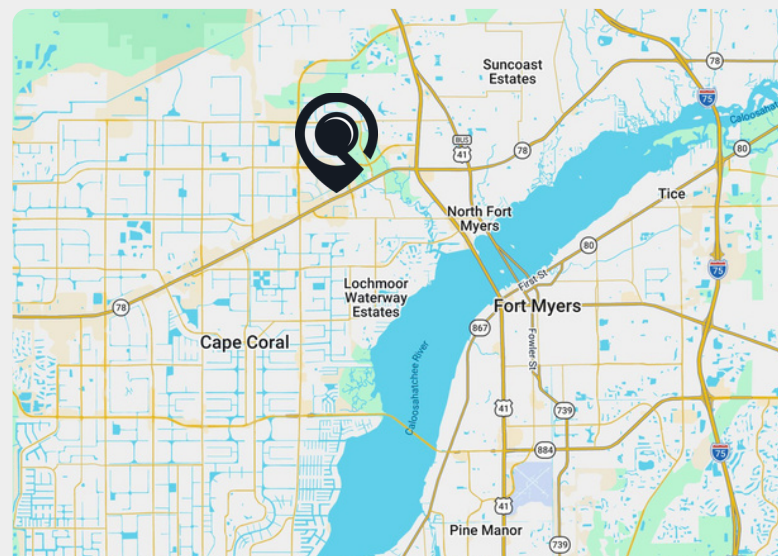
CALL FOR RATES



2,310 SF AVAILABLE



35,500 AADT (NE PINE ISLAND RD)



GOOGLE MAP



5-MILE POPULATION
150,826



5-MI HOUSEHOLDS
63,898



5-MILE INCOME
\$92,672



5-MILE EMPLOYEES
50,510

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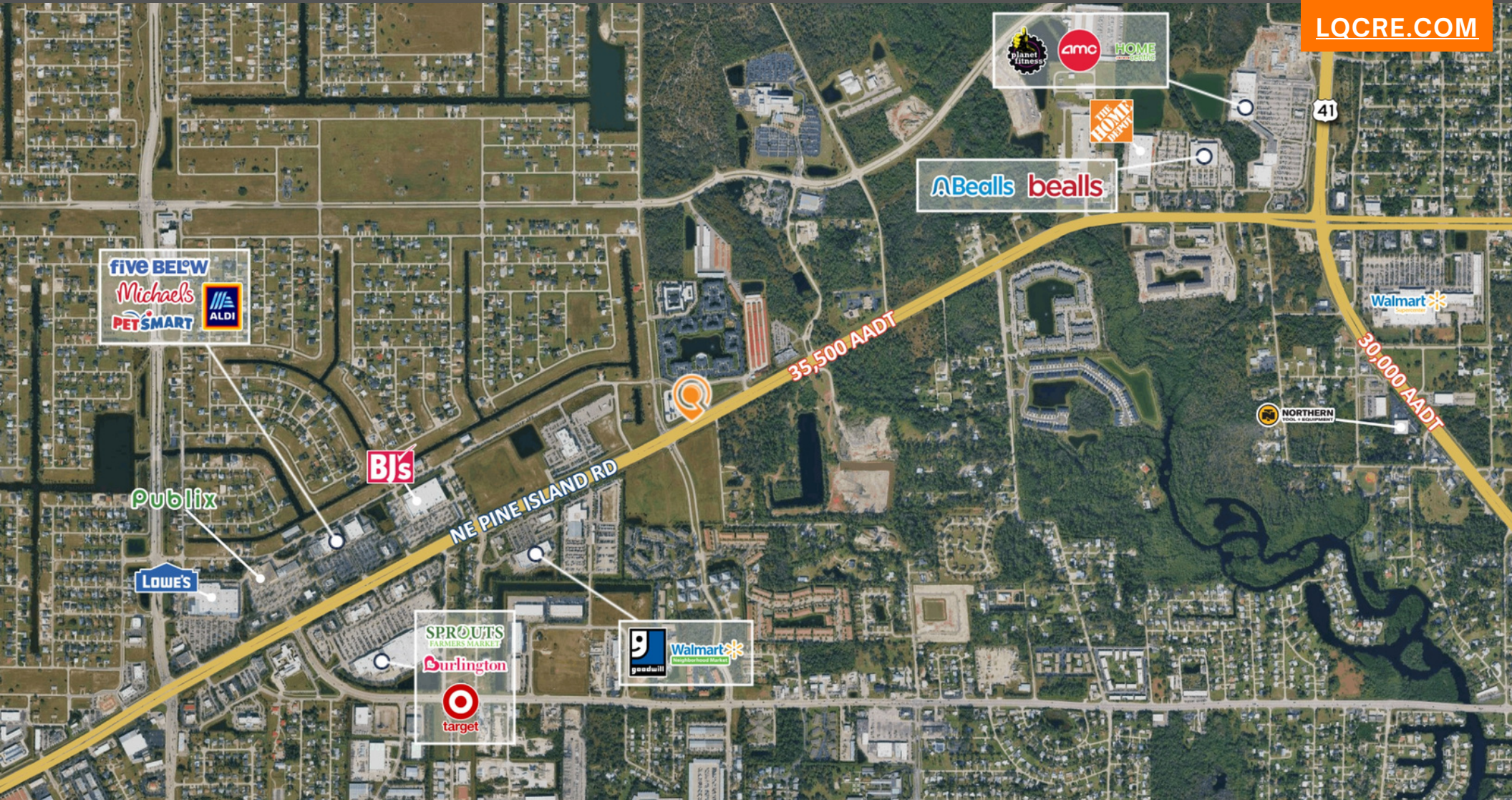
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LQ Commercial
REAL ESTATE SERVICES

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