



For Lease

Chandelle Square Unit 17

1109/1119 Del Prado Boulevard S, Cape Coral, FL 33990



PROPERTY SUMMARY

Discover a prime leasing opportunity at 1109/1119 Del Prado Boulevard S, Cape Coral, FL. This spacious property boasts a desirable location and versatile layout, perfect for a range of business ventures. With ample storefront visibility and parking, it offers an inviting space for retail or office use. The flexible floor plan and modern amenities provide the ideal canvas for customization, while the high daily traffic ensures ample exposure for your business. Whether launching a new venture or expanding an existing one, this property offers an excellent foundation for success in a thriving commercial district.

PROPERTY HIGHLIGHTS

- High-visibility storefront
- Ample parking space
- Versatile layout for customization
- Ideal for retail or office use
- Adaptable floor plan
- Strategic location, Great exposure to daily traffic
- Prime commercial district

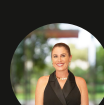
Lease Rate	\$35 SF/yr (NNN)
CAM	\$8.02 SF/yr
Unit Size	960 SF
Year Built	1991
Zoning	C-1



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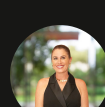
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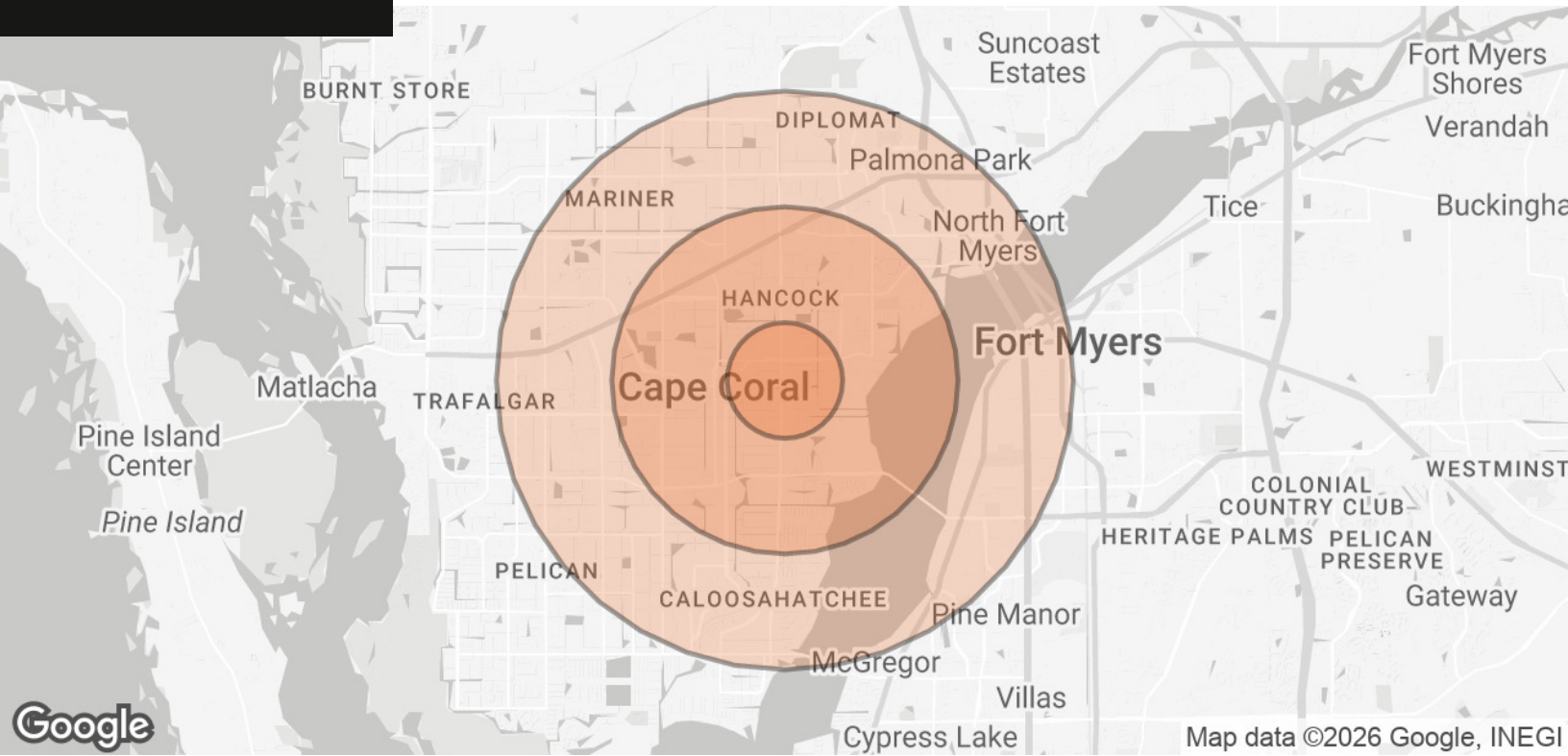




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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,069	71,020	179,641
AVERAGE AGE	48	48	46.3
AVERAGE AGE (MALE)	48.8	47.1	45.8
AVERAGE AGE (FEMALE)	48.1	48.5	47.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,394	27,366	70,613
# OF PERSONS PER HH	2.5	2.6	2.5
AVERAGE HH INCOME	\$86,067	\$90,286	\$89,574
AVERAGE HOUSE VALUE	\$335,428	\$346,727	\$336,446

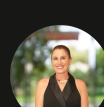
2023 American Community Survey (ACS)



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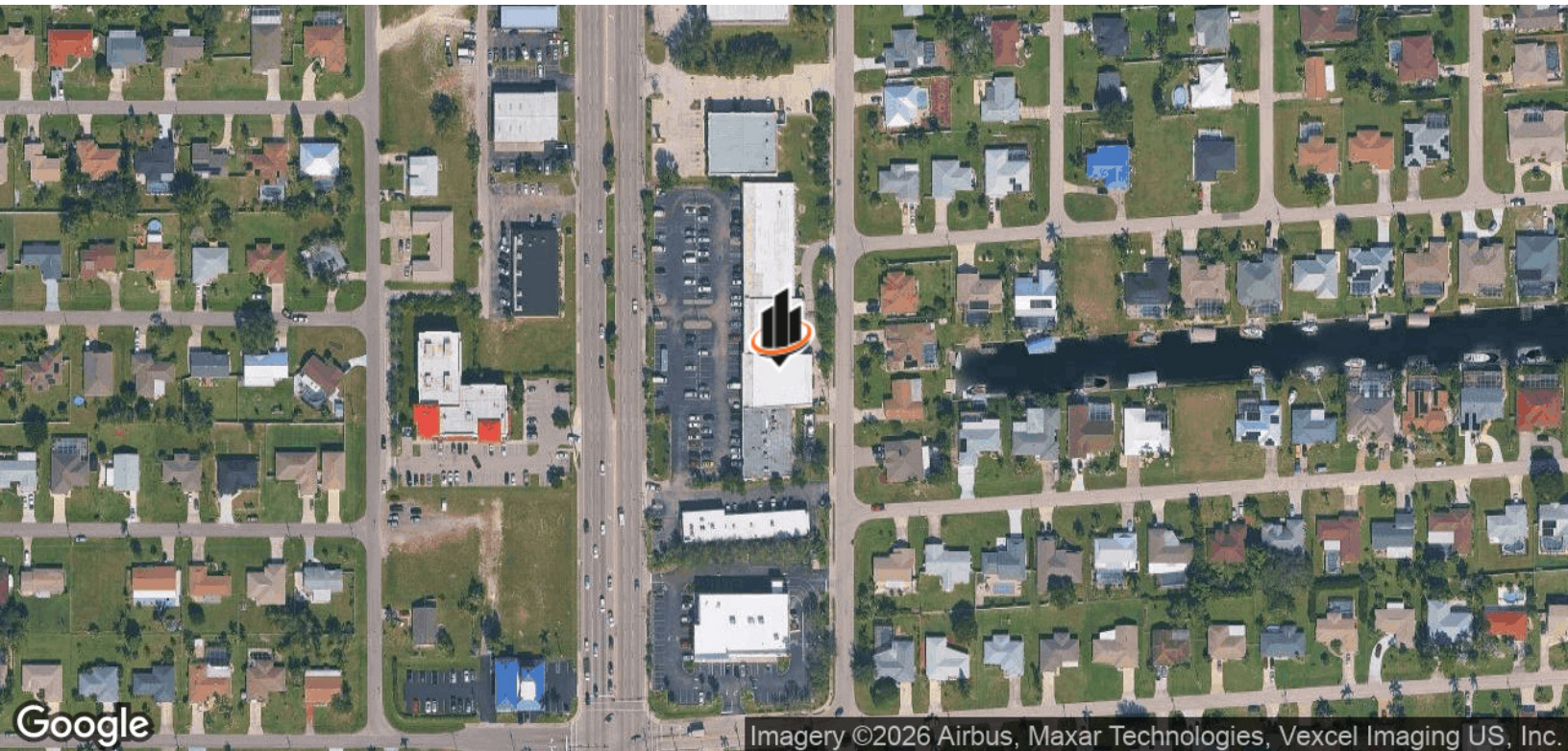




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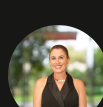
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