

DOWNTOWN CAPE CORAL REDEVELOPMENT DISTRICT  
**4712 SE 15TH AVE, CAPE CORAL, FL 33904**



Professional Office Suite for Lease

FOR LEASE



**LEASE RATE:** **\$1,500/MONTH**

**OFFERING SUMMARY**

Total Space Available: 600 SF

Lease Type: MG

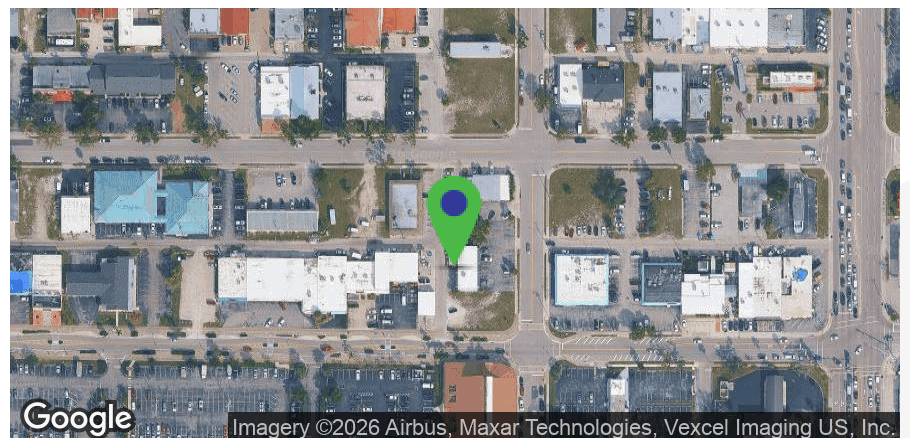
Zoning: SC

**DEMOGRAPHICS**

	3 MILES	5 MILES	10 MILES
Total Population	58,499	184,369	443,663
Total Households	28,067	85,011	192,798
Median Age	53	52	48
Average HH Income	\$95,020	\$90,599	\$90,560

**PROPERTY OVERVIEW**

Unit B offers 600 SF of professional office space in the heart of Downtown Cape Coral / South Cape. Located at 4712 SE 15th Ave within an established two-story office building, the suite provides a simple, efficient setup for a small business looking for a convenient Cape Coral location near restaurants, services, and major local corridors. Rent is \$1,500/month Modified Gross, inclusive of utilities and common area charges, giving tenants a straightforward occupancy cost with no separate CAM estimate.



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**CRES Commercial Real Estate Services of SWFL, INC**  
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## Additional Photos



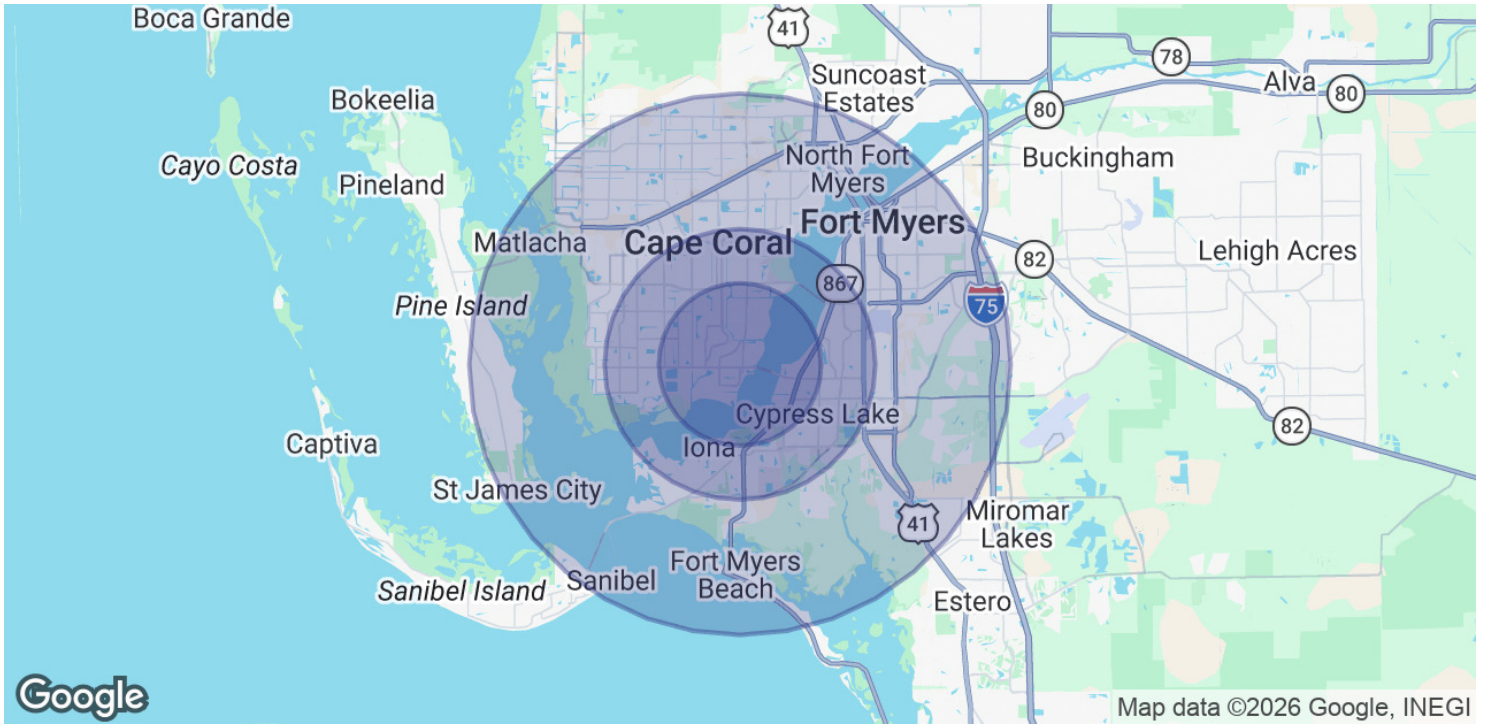
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# Demographics Map & Report



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	58,499	184,369	443,663
Average Age	53	52	48
Average Age (Male)	53	51	48
Average Age (Female)	53	52	49

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	28,067	85,011	192,798
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$95,020	\$90,599	\$90,560
Average House Value	\$449,733	\$403,340	\$374,939

2020 American Community Survey (ACS)