

## 2675 S DEL PRADO BLVD Cape Coral, FL



### Land for Sale or Lease

## 36,675 SF 0.84 acres

## \$734,000

#### Call for leasing details and rates!

#### **Property Highlights**

| • | Property benefits from C -<br>commercial zoning, approved for                               | LAND AREA | <u>+</u> 36,675 sf / 0.84 ac  |
|---|---|-----------|---|
|   | many uses.  | ZONING    | C - Commercial  |
| • | Signalized corner location with excellent visibility and high traffic counts.               | UTILITIES | Water & Sewer   |
| ٠ | Land is cleared and has water and sewer in place.   | FRONTAGE  | 228' frontage on SE 27 <sup>th</sup> St.<br>155' frontage on Del Prado<br>Blvd S. |
| ٠ | <u>+</u> 288' frontage on SE 27 <sup>th</sup> St. &<br><u>+</u> 155' frontage on Del Prado. | SUBMARKET | Cape Coral  |

GARY TASMAN CEO / Principal Broker (239) 489-3600 gtasman@cpswfl.com

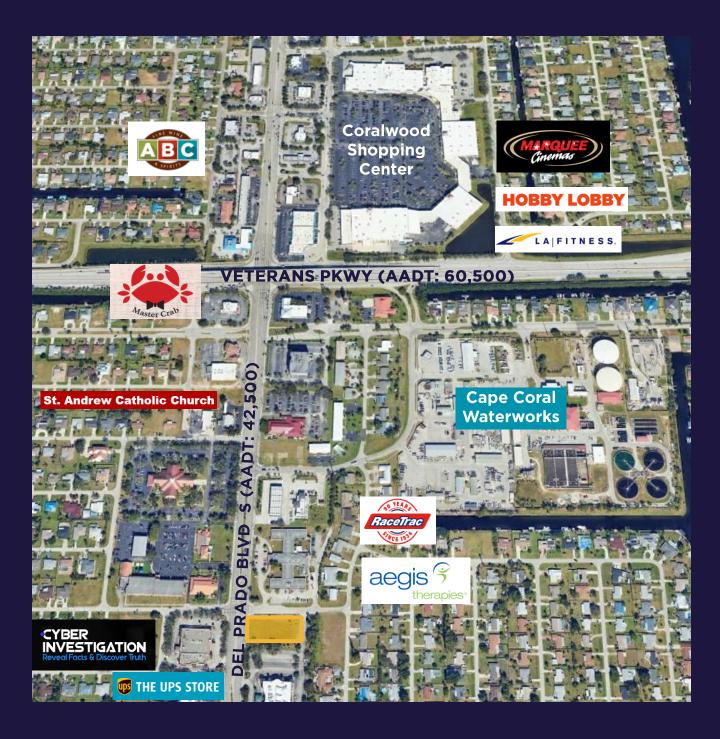
#### LANE BOY, CCIM Executive Director (239) 489-3600

#### Better never settles

# LOCATION



COMMERCIAL PROPERTY SOUTHWEST FLORIDA



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#### **CENTRAL LOCATION:**

LOCATED IN CAPE CORAL, THE PROPERTY BENEFITS FROM FOOT TRAFFIC FROM SURROUNDING BUSINESSES AS WELL AS QUICK ACCESS TO THE MIDPOINT BRIDGE FOR CLIENTS AND EMPLOYEES ALIKE.



#### GROWING INFRASTRUCTURE:

CAPE CORAL IS EXPERIENCING A SIGNIFICANT EXPANSION TO SUPPORT ITS GROWING POPULATION. MULTIPLE EXCITING NEW DEVELOPMENTS ARE RISING WITHIN A FEW MILES OF THE PROPERTY, ENHANCING THE AREA'S APPEAL AND ACCESSIBILITY.



# THRIVING BUSINESS COMMUNITY:

CAPE CORAL FOSTERS A BUSINESS-FRIENDLY ENVIRONMENT, WITH INCENTIVES, NETWORKING OPPORTUNITIES, AND A SUPPORTIVE CHAMBER OF COMMERCE TO HELP BUSINESSES SUCCEED.



# Cape Coral FL

CUSHMAN & WAKEFIELD

SOUTHWEST FLORIDA

According to recent reports, Cape Coral is considered one of the best places to work in Florida in 2024, particularly for those looking to start a small business establishments, due to its growing economy, favorable cost of living, and attractive lifestyle with a high self-employment rate; it was even ranked among the top cities nationally for small business establishment by CoworkingCafe.

- Vibrant business environment: Cape Coral has a thriving economy with a growing population, making it attractive for various businesses, especially in real estate, construction, and tourism.
- Low cost of living: Compared to other parts of Florida, Cape Coral offers a relatively lower cost of living, making it appealing for entrepreneurs and employees.
- **High self-employment rate:** The city boasts a high rate of self-employed individuals, indicating strong potential for new business ventures.
- **Family-friendly community:** Cape Coral is known for its family-oriented lifestyle, with good schools and recreational opportunities.
- **Recent rankings:** Cape Coral was recently listed as one of the best places to live in Florida by Forbes.

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