

2675 S DEL PRADO BLVD

Cape Coral, FL



CUSHMAN &
WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



36,675 SF
0.84 acres

Land for Sale or Lease

\$734,000

Call for leasing details and rates!

Property Highlights

- Property benefits from C - commercial zoning, approved for many uses.
- Signalized corner location with excellent visibility and high traffic counts.
- Land is cleared and has water and sewer in place.
- $\pm 288'$ frontage on SE 27th St. & $\pm 155'$ frontage on Del Prado.

LAND AREA

$\pm 36,675$ sf / 0.84 ac

ZONING

C - Commercial

UTILITIES

Water & Sewer

FRONTAGE

228' frontage on SE 27th St.
155' frontage on Del Prado
Blvd S.

SUBMARKET

Cape Coral

Better never settles

GARY TASMAN
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LANE BOY, CCIM
Executive Director
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LOCATION



CUSHMAN &
WAKEFIELD

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Coralwood
Shopping
Center



HOBBY LOBBY



VETERANS PKWY (AADT: 60,500)



St. Andrew Catholic Church

Cape Coral
Waterworks

DEL PRADO BLVD S (AADT: 42,500)



CYBER
INVESTIGATION
Reveal Facts & Discover Truth



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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.



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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