

# 1338 Del Prado Blvd S Cape Coral, FL 33990



CUSHMAN &  
WAKEFIELD

COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA



## For Lease

### Property Highlights

- Excellent location in the primary retail corridor of Del Prado
- Exterior building renovated 2024
- Property benefits from high traffic counts as well as ample parking
- Building and pylon signage available
- Other tenants includes Pet Supermarket, American mattress, & Papa John's Pizza

GLA	± 24,984 SF
LAND AREA	± 83,635 SF / 1.92 AC
YEAR BUILT	1989
FRONTAGE AND TRAFFIC	± 315' on Del Prado Blvd 46,500 (AADT)
PARKING RATIO	± 3.04 / 1,000 SF
ZONING	C-1 – Commercial
SUBMARKET	Cape Coral

Unit	Unit Size	Lease Rate (Direct)	CAM	Monthly Rent*
Unit 9	1,350 SF	\$18.00 NNN	\$6.40	\$2,745.00

Unit	Unit Size	Lease Rate (Sub-Lease)	Lease Details	Monthly Rent*
Unit WH (F)	3,667 SF	9/1/2025 - 1/31/2026 - \$11.44 MG 2/1/2026 - 1/31/2027 - \$11.90 MG	Exp - 1/31/2027	'25-'26 - \$3,495.87 '26-'27 - \$3,636.44

\*Taxes not included

Better never settles

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Available  
1,350-3,667 SF



## 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.

2024 Demographics	1-Mile	3-Miles	5-Miles
Total Population	10,443	66,922	183,596
Total Households	4,231	26,204	74,295
Annual Population Growth 2024-2029	3.4%	3.4%	3.6%
Average Household Income	\$78,107	\$79,122	\$77,446

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