

# SHOPS AT SURFSIDE

2378-2384 Surfside Blvd  
Cape Coral, FL 33991



CUSHMAN &  
WAKEFIELD

COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA



## Property for Lease

### Property Highlights

- 2 building retail center with direct access from Veterans Pkwy.
- Located on 3.75-acre Community center
- Adjacent to Sandoval Community (1,500+ homes)
- Part of The Shops at Surfside (POA) with a strong tenant mix: Belk as an anchor tenant, Starbucks, Dollar Tree, and many more!
- Well-maintained and professionally managed
- Ample parking

GLA	± 24,940 SF
LAND AREA	± 108,764 SF / 2.50 AC
YEAR BUILT	2007
LEASE RATE	\$32.00
CAM (2025)	\$12.19
PARKING RATIO	± 5.30 / 1,000 SF
ZONING	CI – Intensive Commercial
SUBMARKET	City of Fort Myers

Better never settles

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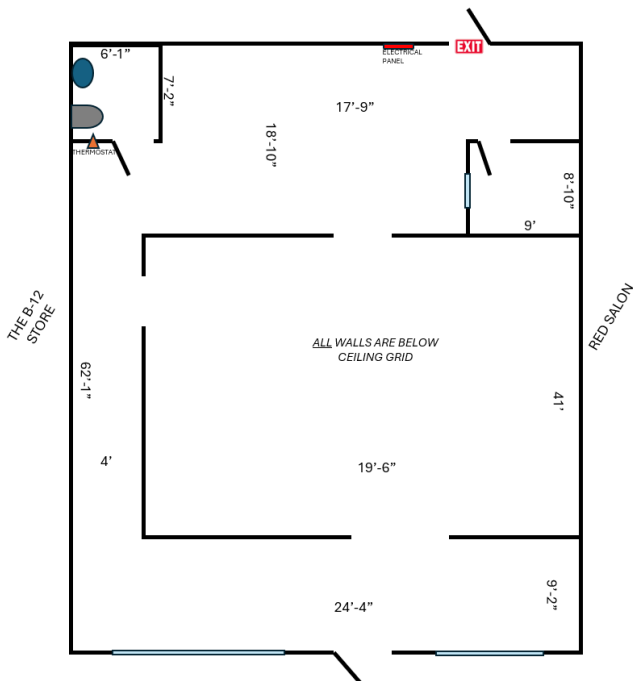
Unit	Unit Size	Lease Rate	CAM	Monthly Rent*
A-125	1,775 SF	\$32.00 NNN	\$12.19	\$6,536.44

\*Taxes not included

- In-line space located between VitaShot and Red Salon. New Woof Gang Bakery & Grooming opening this Fall!
- Many uses are permitted except for smoke/vape, convenience store, and tattoo establishments are strictly prohibited.
- High traffic shopping center with Belk, restaurants, fitness, medical, dental, personal services, Starbucks & more. Weekly Farmer's Market in parking lot draws a lot of new customers!



2378 Surfside Blvd Unit A-125, Cape Coral, FL 33991  
1,775± SF



MEASUREMENTS ARE  
APPROXIMATE±

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