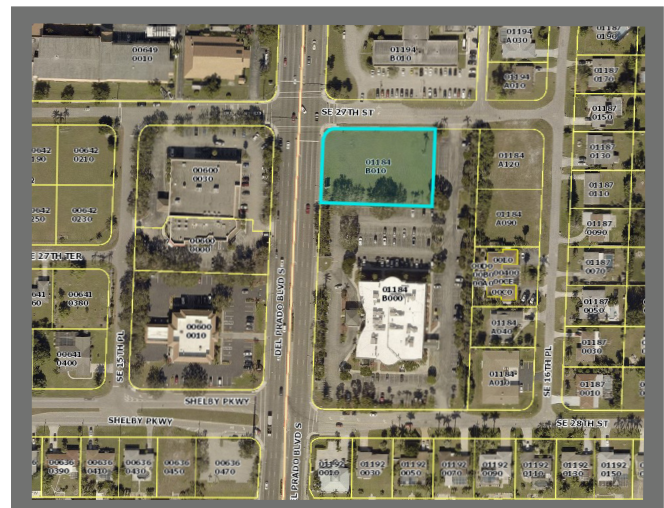


**Land For Lease
\$2.50 NNN
Will Consider Build to Suit**



PROPERTY HIGHLIGHTS

- Lot Size: .84 AC (36,675 SF)
- \$2.50 SF NNN Land Lease
- Will consider Build to Suit
- C-1 Zoning Allow For Wide Range Of Uses
- High Traffic Counts on Del Prado Blvd.
- Close to Veterans Parkway and Midpoint Bridge
- Reciprocal Parking with Neighboring Property Behind Site
- Located at Signalized Intersection
- Corner Location with Excellent Visibility
- Land Is Cleared
- Water and Sewer In Place
- Increasing Demand for Medical in Trade Area
- Few Undeveloped Vacant Parcels in



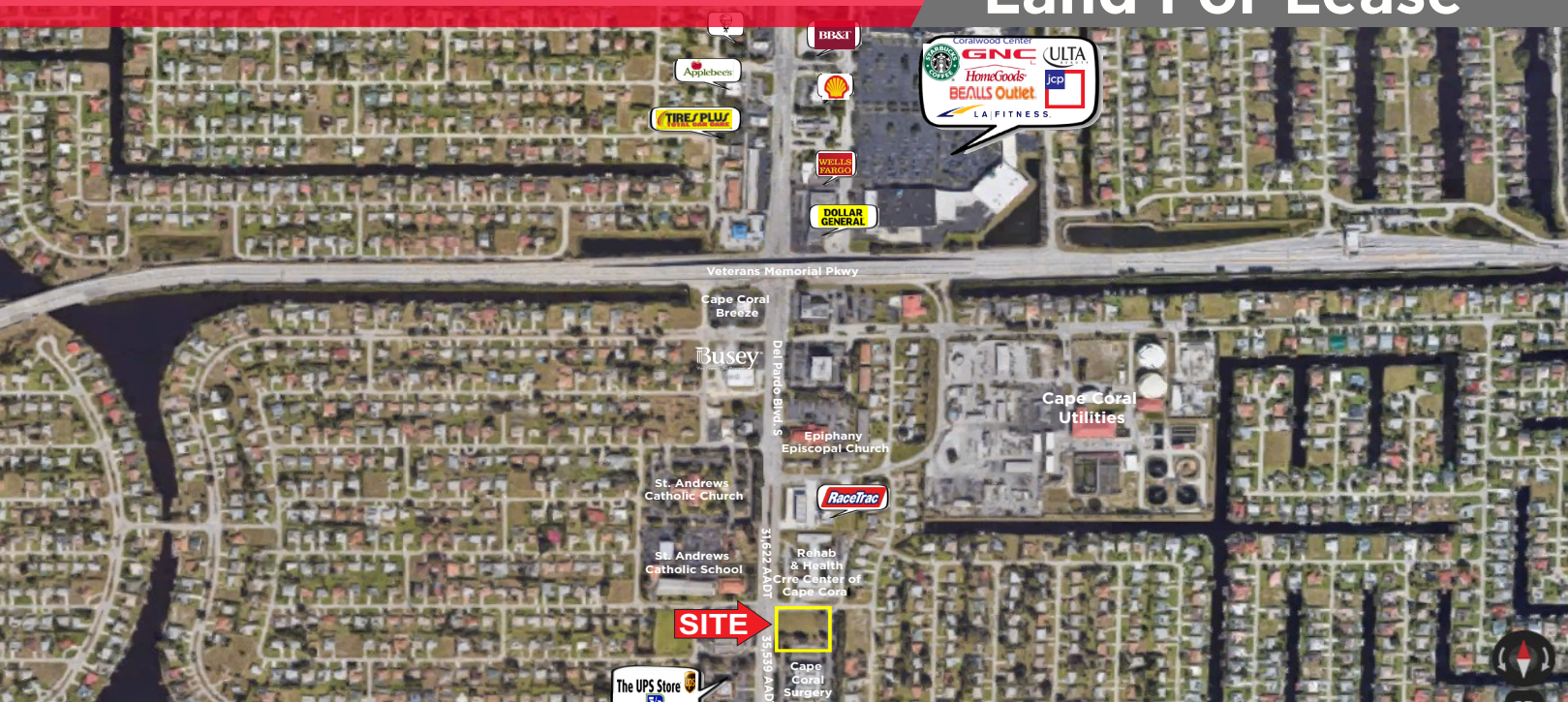


**CUSHMAN &
WAKEFIELD**

**COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA**

**2675 Del Prado Blvd.
Cape Coral, FL 33904**

Land For Lease



Demographics

Population	1 Mile	3 Miles	5 Miles
2019 Total Population	7,776	59,434	185,098
2024 Population	8,621	66,189	206,651
Population Growth	10.87%	11.37%	11.64%
Average Age	48.10	45.60	43.90
Households			
2019 Households	3,320	25,369	78,131
Household Growth to 2019-2024	9.91%	10.54%	10.62%
Median Household Income	\$59,430	\$53,088	\$51,640
Average Household Size	2.3	2.0	2.0
Housing			
Median Home Value	\$240,155	\$219,640	\$223,046

Traffic Counts

Collection Street	Cross Street	Traffic Volume	Year	Distance
Del Prado Blvd. S	SE 27th St. N.	35,539 AADT	2018	.04 Miles
Del Prado Blvd. N	SE 27th St. S	31,622 AADT	2018	.06 Miles
SE 27th St.	Del Prado Blvd. SE	3,398 AADT	2018	.07 Miles

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