

**Great Inline
Space**

SHOPS AT SURFSIDE



Building Features

Available	1,775± SF (Suite A-125)
Asking Rate	\$18.00 PSF NNN (\$6.36 CAM PSF)
Parcel ID	29-44-23-C3-00971.0010
Zoning	CI-Intensive Commercial
Year Built	2007

SPACE – Based on 3+ Yr. Terms

Suite	Size SF	Lease Rate	Sales Tax	Monthly Total
A125	1,775	\$3,603.25	\$216.20	\$3,819.45

PROPERTY HIGHLIGHTS

- 2 building retail center with direct access from Veterans Pkwy. Located on 3.75 acre community center
- Adjacent to Sandoval Community (1500+ homes)
- More rooftops delivering in 2020 less than ½-mile away
- Part of the Shops at Surfside with strong tenant mix: Belk as anchor tenant, Starbucks, Dollar Tree, Anytime Fitness.
- Building tenants to include H&R Block, Red Salon, Hair Cuttery, restaurants and more
- Well maintained and professionally managed
- Close to signalized intersection
- Ample Parking

Property Under New Ownership

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**CUSHMAN &
WAKEFIELD**

COMMERCIAL PROPERTY
Southwest Florida

FOR LEASE

2378-2384 Surfside Blvd
Cape Coral, FL 33991

GREAT TENANT MIX



Demographics »

	1 Mi	3 Mi	20 Min. Drive
Population	8,178	41,063	138,701
Households	2,791	14,870	55,107
Average Age	41	43	46
Median HH Income	\$69,999	\$63,735	\$57,660
Daytime Employees	812	6,169	63,288
Population Growth '20 - '25	↑ 14.99%	↑ 13.03%	↑ 10.84%
Household Growth '20 - '25	↑ 14.05%	↑ 12.04%	↑ 10.03%

