

ENTRADA COMMUNITY SHOPPING CENTER

3571 DEL PRADO BLVD. N, CAPE CORAL, FL 33909

CRESC
COMMERCIAL REAL ESTATE SERVICES
of SWFL, INC.

Property Summary



LEASE RATE

\$24 SF/YR

OFFERING SUMMARY

Lease Type: \$7.84 NNN

Zoning: C1

Traffic Count: 18,100 VPD

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Population	35,392	85,065	291,692
Total Households	16,170	36,385	114,998
Median Age	54.6	49.1	46.1
Average HH Income	\$73,527	\$76,664	\$84,583

PROPERTY HIGHLIGHTS

- Located at the gateway of Cape Coral
- Current Tenants: Edward Jones, The Bagel Factory & Millennium Physician Group
- Great visibility on six-lane Del Prado Boulevard North
- Near new Public Shopping Center
- ±1,750 SF per unit | Units may be combined for ±3,500 SF or ±5,250 SF

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 15	\$24.00 SF/yr	1,750 SF
Suite 17	\$24.00 SF/yr	1,750 SF
Suite 18	\$24.00 SF/yr	1,750 - 3,500 SF
Suite 19	\$24.00 SF/yr	1,750 - 5,250 SF

CARLOS ACOSTA, CCIM
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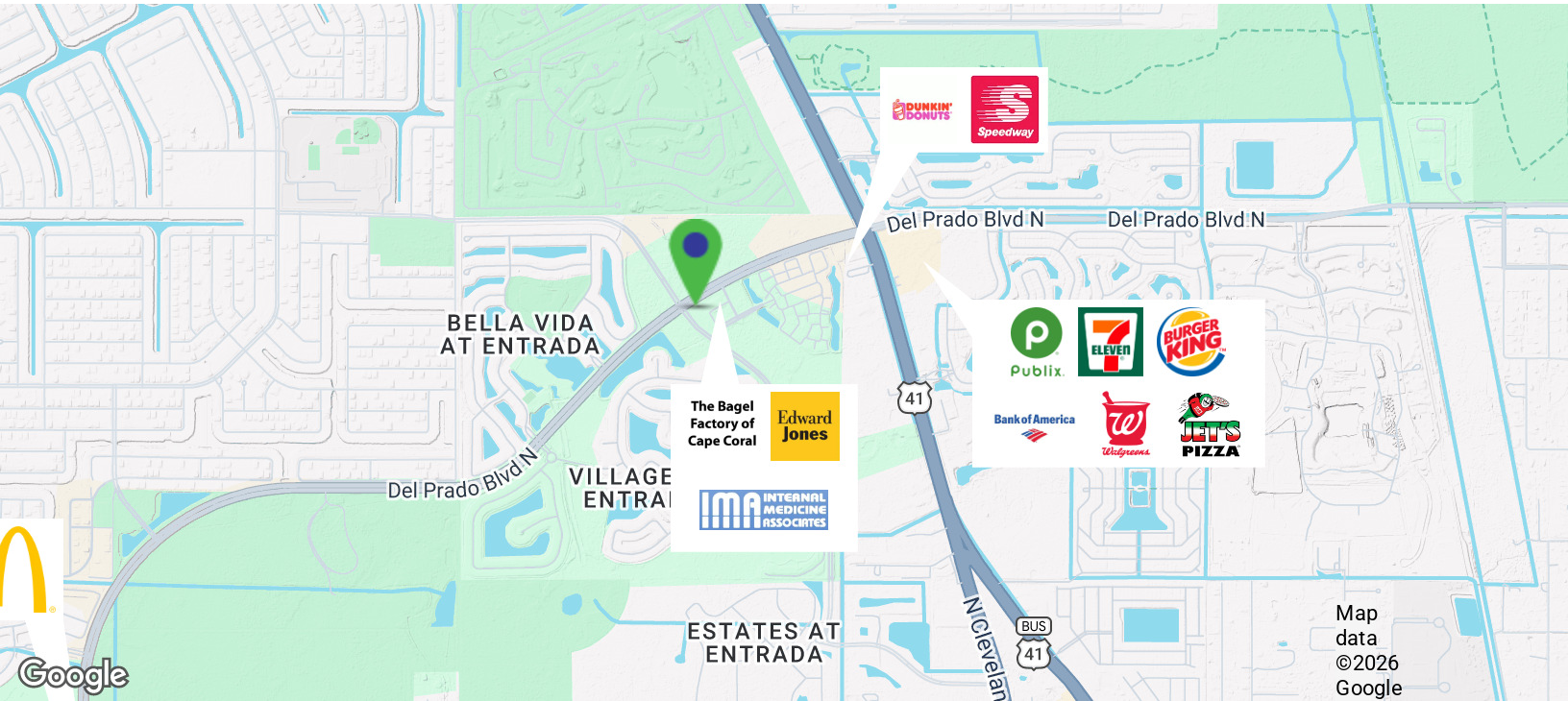
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For Lease



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