

PRIME HARD SIGNALIZED CORNER - CAPE CORAL, FLORIDA

3856 DEL PRADO BLVD N, CAPE CORAL, FLORIDA

41

2 QSR PADS | +/- 12,000 SF RETAIL | FOR LEASE

41

N Tamiami Tri - 38,000 ATD

Del Prado Blvd N - 31,000 ATD

DEL PRADO BLVD N: 31,000 VPD | N TAMIAMI TRAIL: 38,000 VPD | CAPE CORAL POPULATION: 230,000+

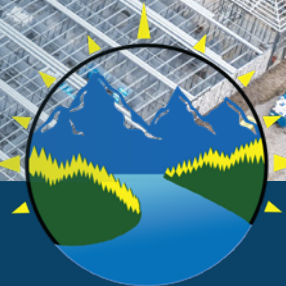
- HARD SIGNALIZED CORNER
- 2 QSR PAD SITES AVAILABLE
- 6,500+ APARTMENT UNITS DELIVERED NEARBY

- CAPE CORAL - FASTEST GROWING FL CITY
- ±12,000 SF RETAIL AVAILABLE
- ANCHORED BY PUBLIX, WALGREENS, ALDI

FOR MORE INFORMATION PLEASE CONTACT:

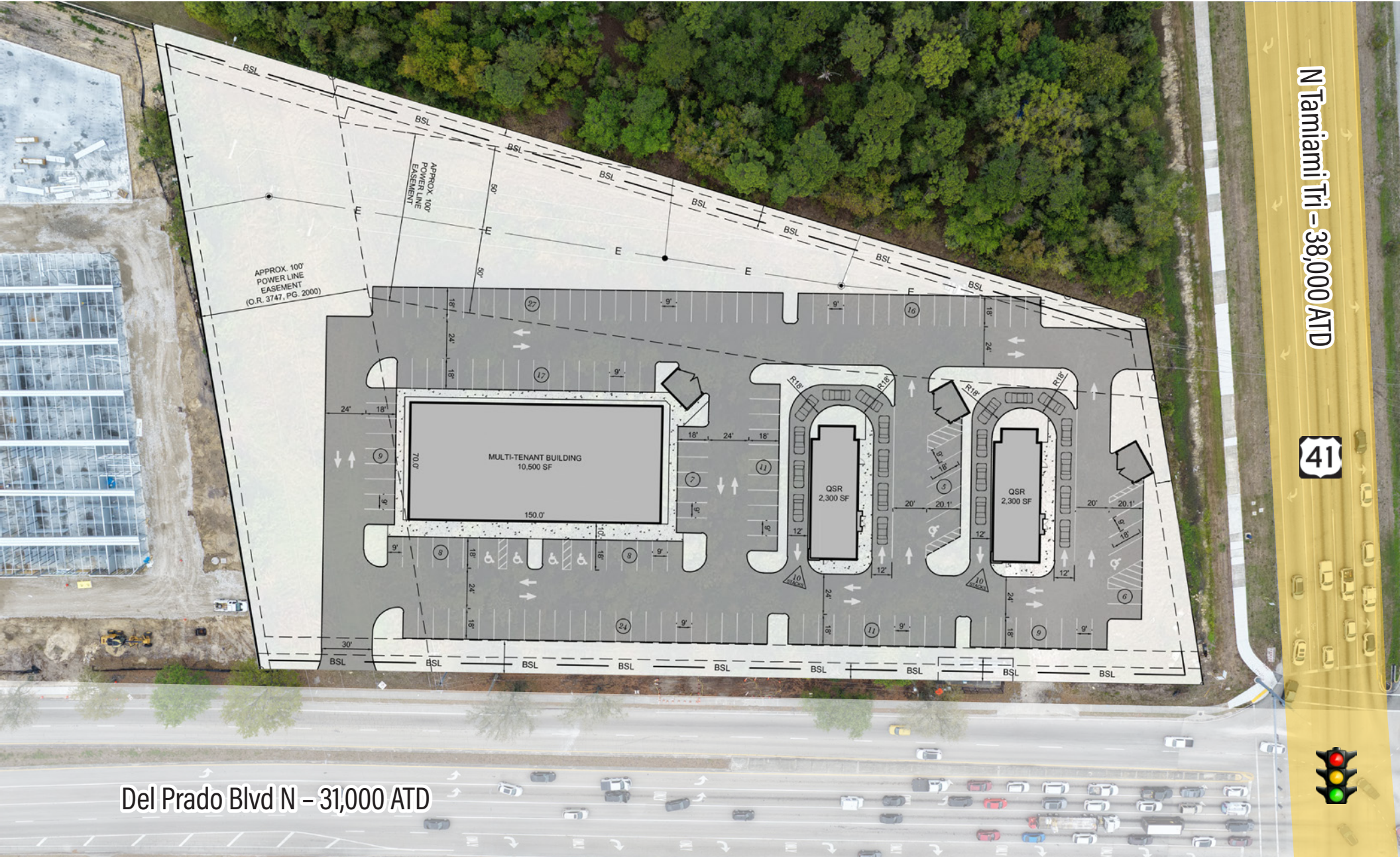
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D.C.I.

SITE PLAN



N Tamiami Trl - 38,000 ATD



Del Prado Blvd N - 31,000 ATD



AERIAL PROPERTY PHOTOS



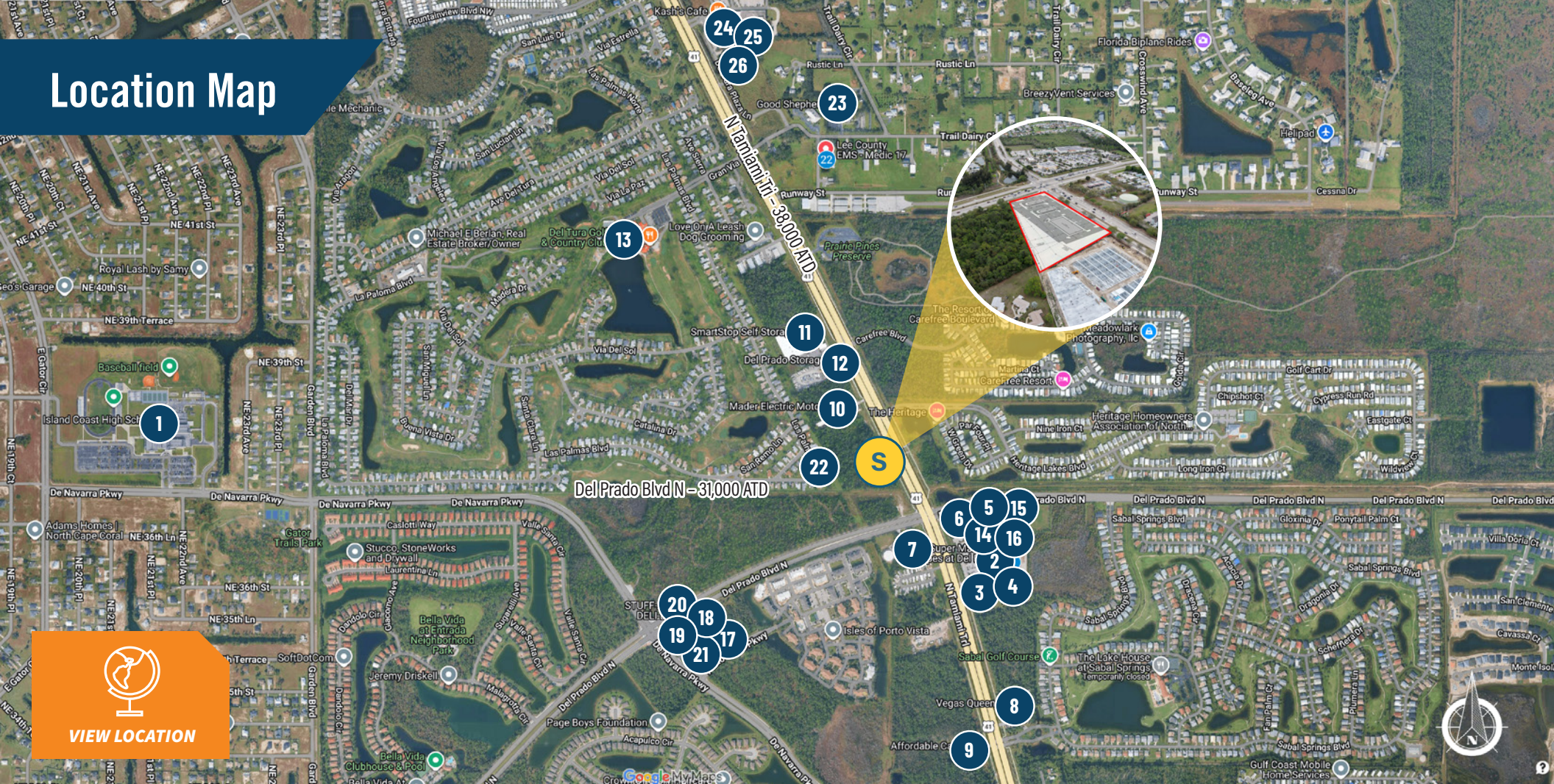
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Location Map



KEY MAP:



- | | | | | | | | |
|---|---|----|------------------------------|----|---|----|---------------------------|
| 1 | Island Coast High School | 8 | Vegas Queens | 15 | Rasmussen Family Dental - North Ft. Myers | 21 | Sunset Martial Arts |
| 2 | Publix Super Market at Shoppes at Del Prado | 9 | Affordable Carts | 16 | Great Clips | 22 | Lee County EMS - Medic 17 |
| 3 | 7-Eleven | 10 | Mader Electric Motors | 17 | STUFF-A-BAGEL DELI-BAKERY | 23 | Good Shepherd |
| 4 | Jet's Pizza | 11 | SmartStop Self Storage | 18 | Ditto Consignment Boutique | 24 | Kash's Cafe |
| 5 | Burger King | 12 | Del Prado Storage | 19 | Fat Boys Pizza and Subs | 25 | Fabian Dermatology |
| 6 | Walgreens | 13 | Del Tura Golf & Country Club | 20 | Del Prado Shopping Center | 26 | Roman O. Pravak |
| 7 | REBEL Convenience Stores | 14 | Goodwill | | | | |

Market Overview



Cape Coral, Florida is one of the fastest-growing cities in the United States, with a population exceeding 230,000 residents and annual growth rates of approximately 3.5% to 4%. The broader Cape Coral–Fort Myers MSA has a population of over 860,000 and continues to experience strong in-migration trends driven by job growth, affordability, and lifestyle demand.

The site is located within one of the most active multifamily development markets in the United States. Over 6,500 apartment units have been delivered in the past two years within the Cape Coral–Fort Myers market, with thousands of additional units planned or under construction. Cape Coral recently ranked among the top markets nationally for multifamily permits per capita, signaling sustained long-term residential growth.

Several large-scale multifamily developments, including projects exceeding 300 to 400 units, are currently being delivered throughout the immediate trade area. In addition to multifamily growth, the surrounding area continues to see strong single-family residential expansion, particularly from workforce and entry-level housing demand.

The subject property at **3856 Del Prado Blvd N** sits at a hard signaled corner along one of Cape Coral's primary commercial corridors. The site benefits from strong traffic counts with approximately 31,000 vehicles per day on Del Prado Boulevard and proximity to North Tamiami Trail with approximately 38,000 vehicles per day.

The property is positioned within a dense and rapidly expanding retail corridor anchored by national tenants including Publix, Walgreens, RaceTrac, 7-Eleven, Burger King, and Aldi, providing strong daily traffic drivers and established consumer patterns. The surrounding area continues to see significant commercial and residential investment.

Demographics in the surrounding area reflect a strong consumer base with a growing population of working-age residents, increasing household formation, and a median household income of approximately \$65,000 within 5 miles. The area's demographic trends support a wide range of retail uses including quick-service restaurants, fast casual dining, medical users, fitness, and neighborhood service retail.

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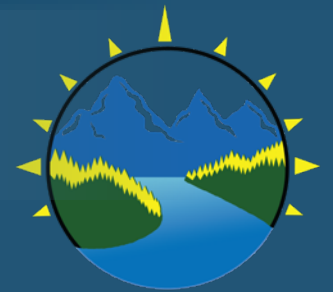
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The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. This information is subject to errors, omissions, prior sale or lease, or withdrawal without notice.