



For Lease

3321 Del Prado Blvd., S.

Cape Coral, FL 33904



PROPERTY SUMMARY

- 8,980 SF Professional Office Building
- Recently Painted and Renovated units with a roof replacement in April 2025
- Excellent frontage and visibility with 42,500 AADT
- Building Signage opportunity
- Gross lease at \$27/SF/yr | Built 2006 | P1 Zoning
- 189,183+/- residents within 5 miles
- Avg. HH Income of \$101,113 within 1 mile

PROPERTY HIGHLIGHTS

- Excellent frontage and visibility on Del Prado Blvd S in Cape Coral
- Exposure to high traffic counts
- Well-maintained property-recently painted and renovated units
- Building signage opportunity

Lease Rate	\$27 SF/yr (Gross)
Available Space	1,700 - 3,875 SF
Year Built	2006
Zoning	P1
Market	Southwest Florida
AADT - Del Prado Blvd S	42,500 SF



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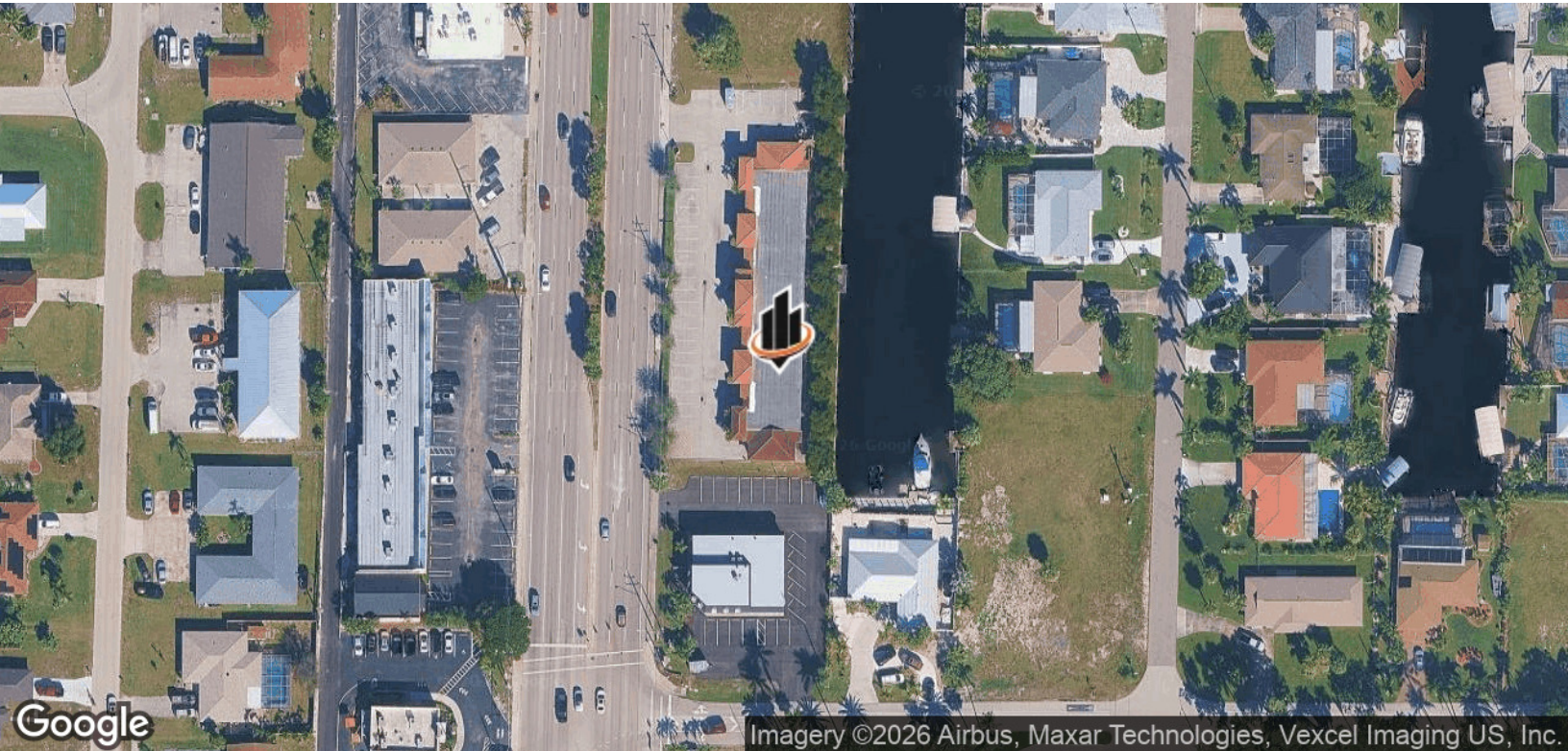
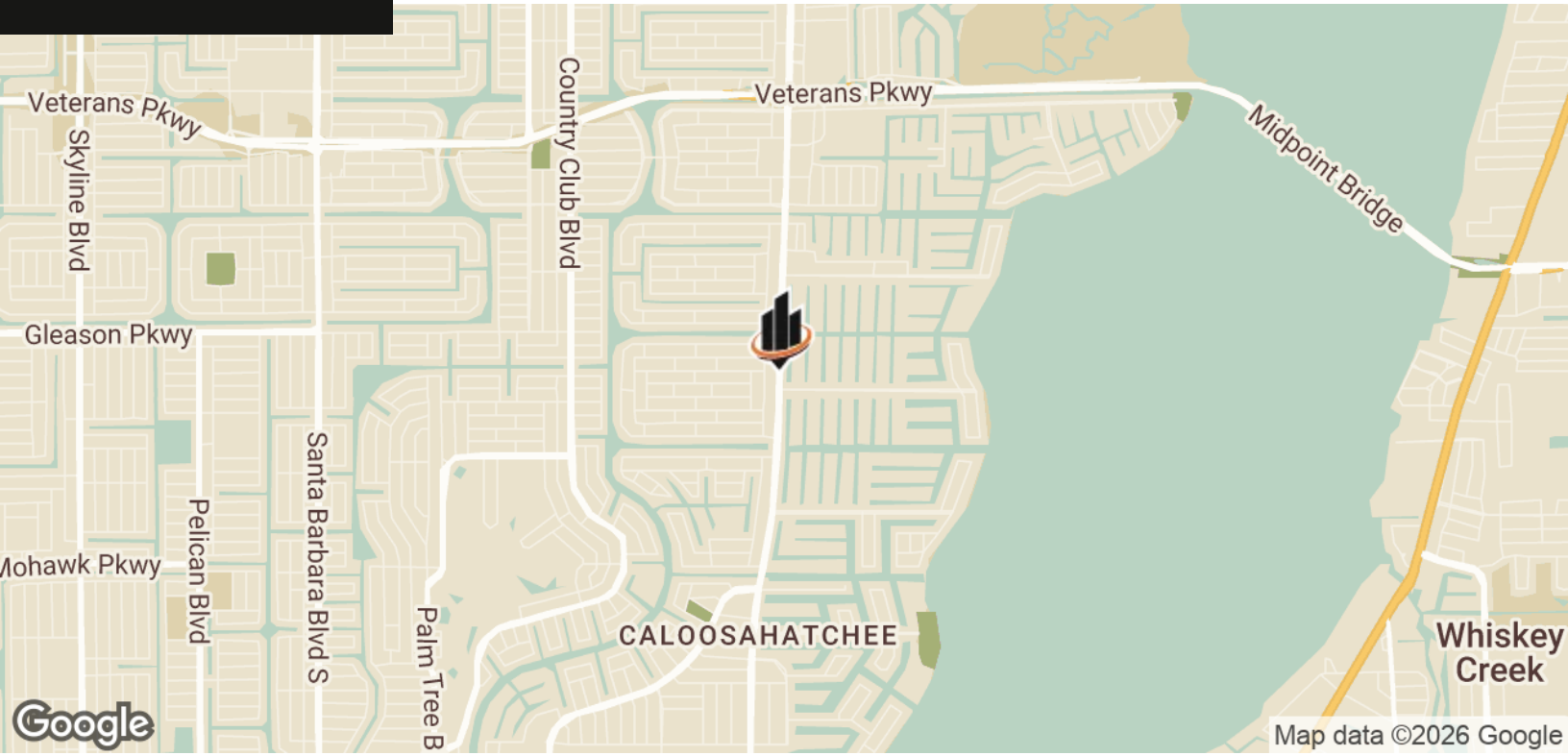
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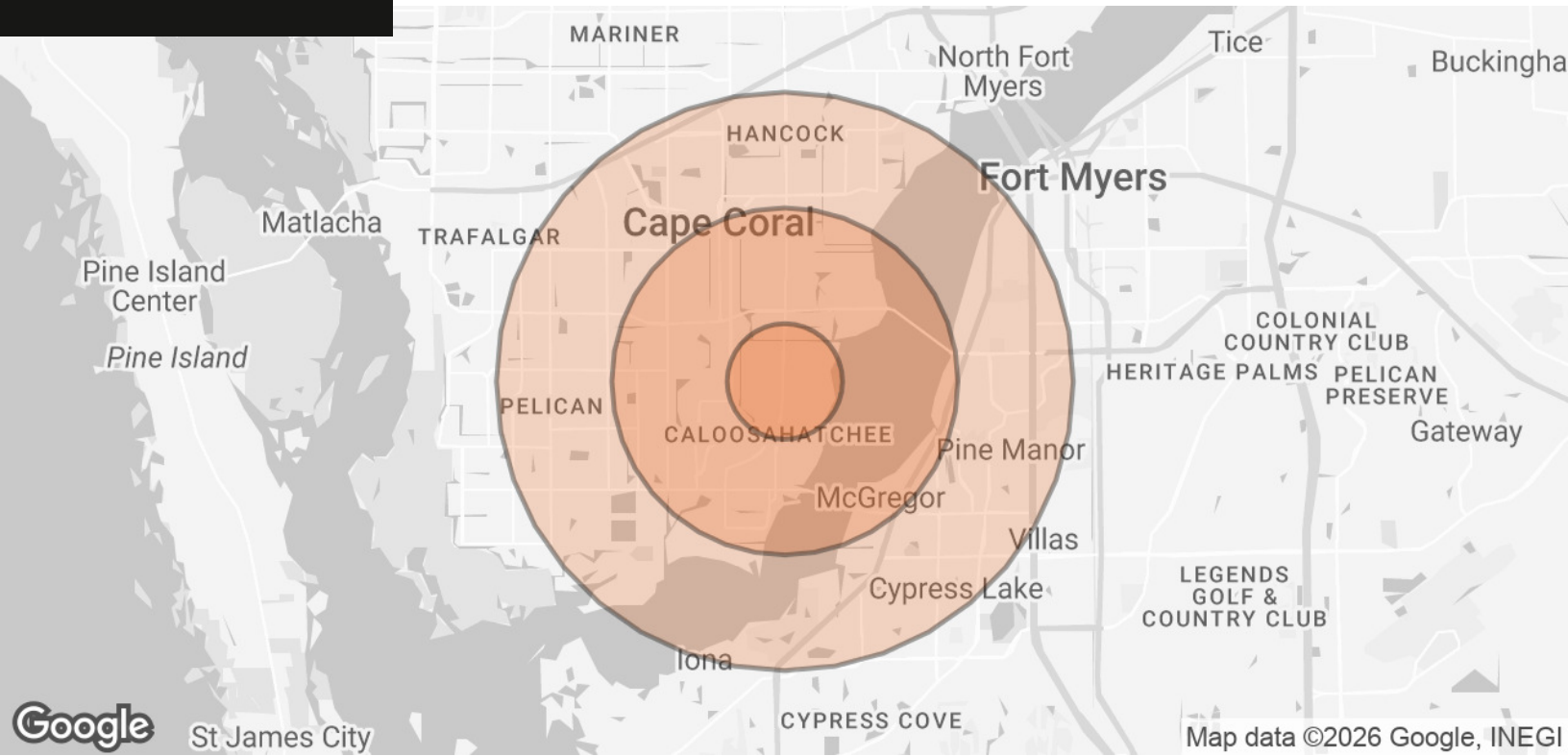
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,314	64,375	189,183
AVERAGE AGE	53.2	52.4	49.6
AVERAGE AGE (MALE)	52.6	52.4	48.8
AVERAGE AGE (FEMALE)	54.1	53.2	50.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,041	27,556	80,286
# OF PERSONS PER HH	2.4	2.3	2.4
AVERAGE HH INCOME	\$101,113	\$95,817	\$95,573
AVERAGE HOUSE VALUE	\$403,369	\$388,478	\$371,957

2023 American Community Survey (ACS)



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