

SHOPS AT *DEL SOL*
1203 NE PINE ISLAND RD
CAPE CORAL, FLORIDA 33909



FOR LEASE

Shops at *Del Sol*

New Construction For Lease
Est. Delivery Q1 2026



Pine Island Road (SR 78) | 53,500 AADT

Contact Us:
Gaston Lulinski
786.683.9698
gaston@tlldveloper.com

Commercial Corridor

Shops at Del Sol

Del Prado Blvd



41,500 AADT

53,500 AADT

Central Cape Business Park

Pine Island Road (SR78)

Fort Myers 6 Miles

Pondella Rd

Burnt Store Rd
6 Miles

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Site Plan



PHASE 2
~1.56 AC
- FLEXIBLE OPTIONS
- BUILD TO SUIT
- GROUND LEASE

Bldg. 1
3000
SQFT

Bldg. 2A
Bldg. 2B

Bldg. 3A
6020
SQFT

Bldg. 3B

Bldg. 8

Bldg. 4
4069
SQFT

Bldg. 9
15,960
SQFT

**MATTRESS
Warehouse**



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Available

Leased

Drive Thru

Ingress

Egress

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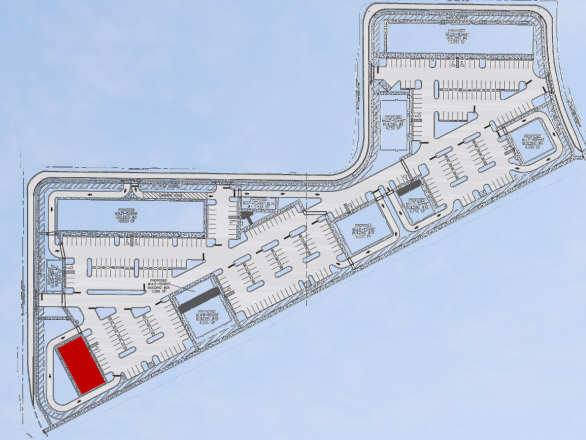
Building 1

Available:

Unit 101: 1,500 SQFT

Unit 102: 1,500 SQFT

Unit footprint can be altered & combined



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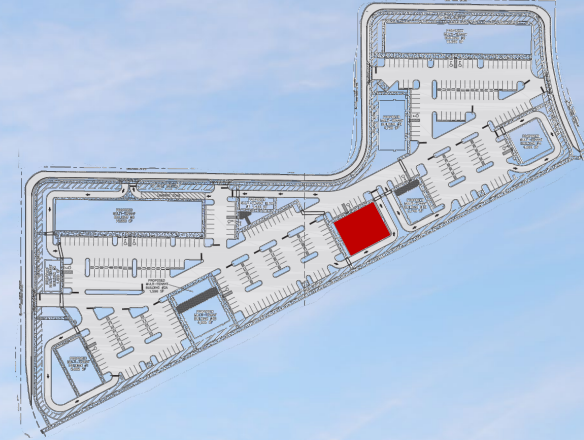
Building 3A

Available:

Unit 302A: 1,820 SQFT
Drive Thru

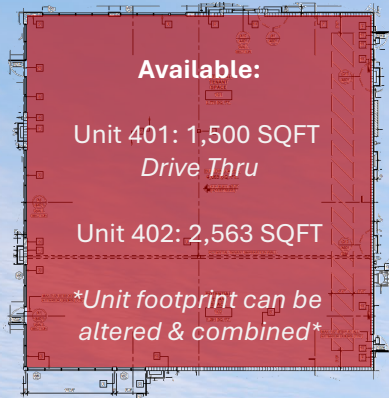
Unit 301A: 4,200 SQFT

**Unit footprint can
be altered & combined**



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Building 4

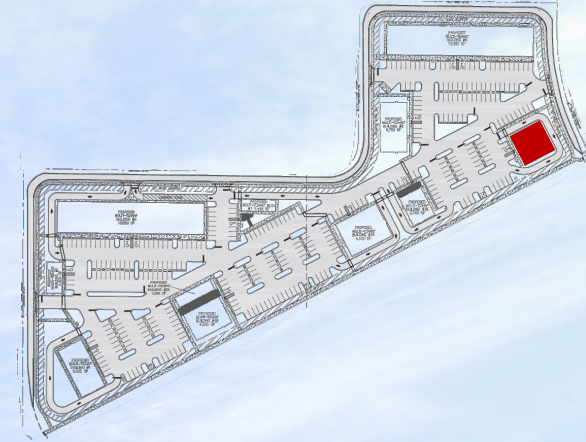


Available:

Unit 401: 1,500 SQFT
Drive Thru

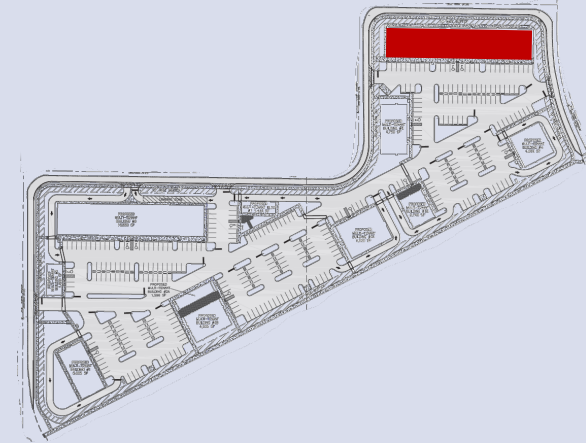
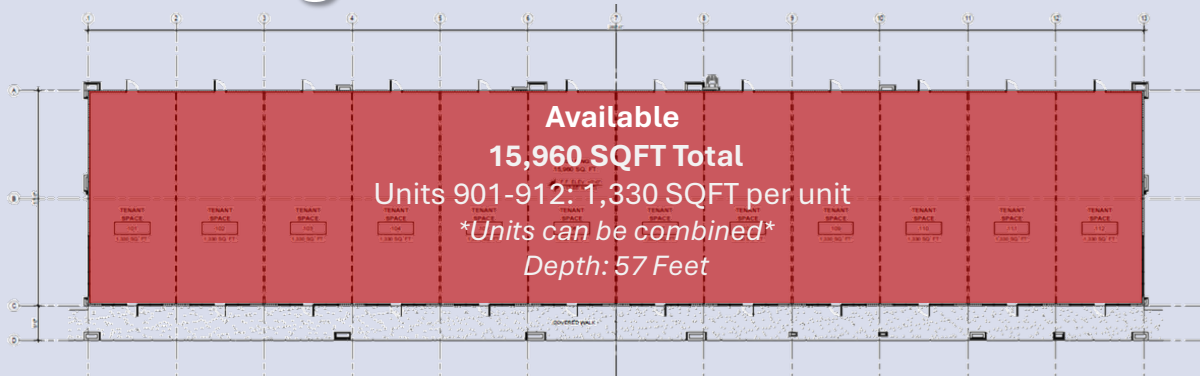
Unit 402: 2,563 SQFT

Unit footprint can be altered & combined



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Building 9



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Building 2A & 2B



Building 3B



Building 7



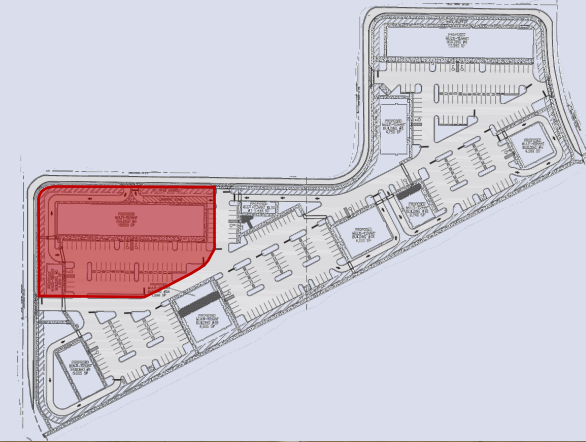
Building 8



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Phase 2

~1.56 Acres
Build to Suit
Ground Lease
Up to 18,600 SQFT GLA
Flexible Delivery



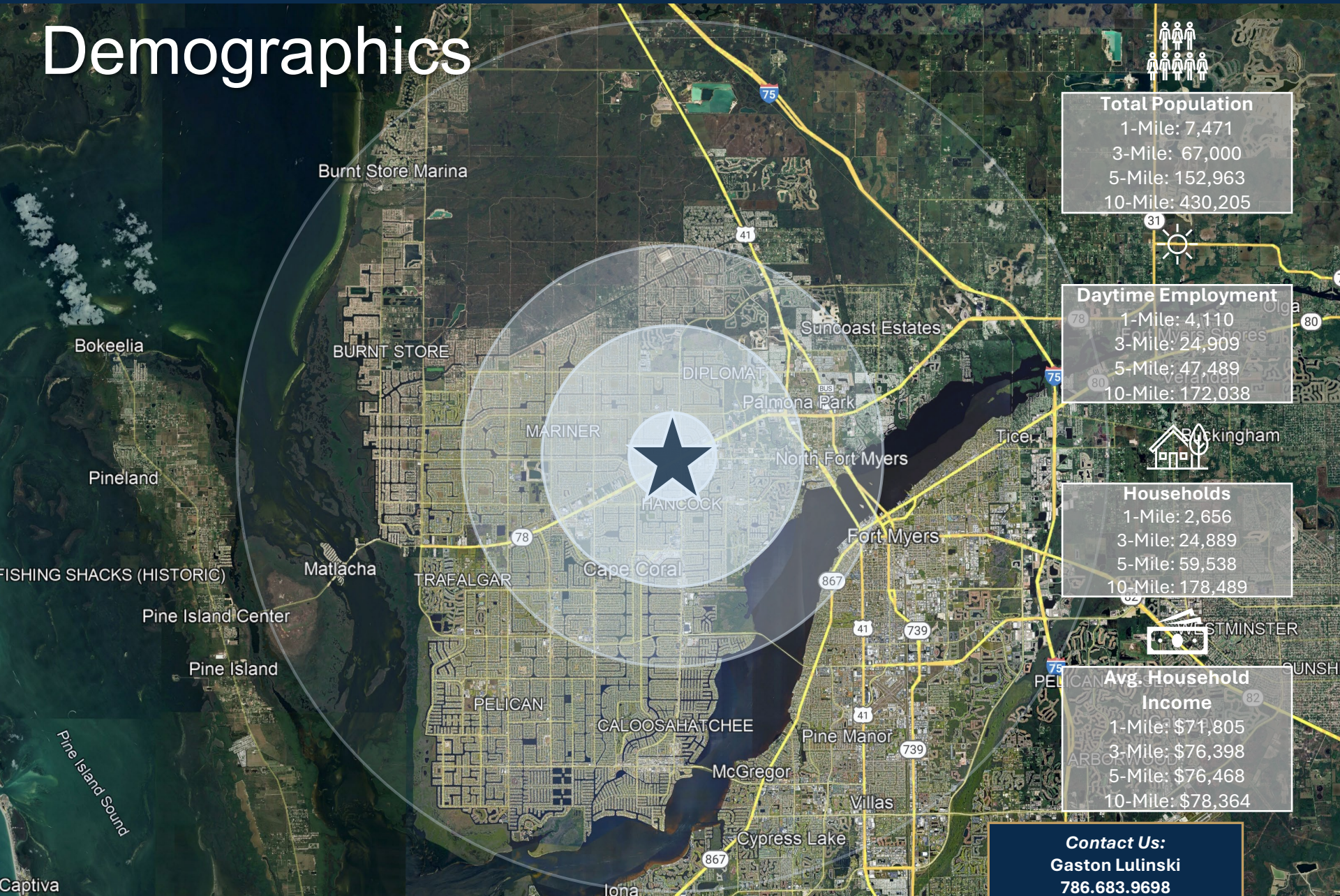
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Aerial



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Demographics



Total Population

- 1-Mile: 7,471
- 3-Mile: 67,000
- 5-Mile: 152,963
- 10-Mile: 430,205



Daytime Employment

- 1-Mile: 4,110
- 3-Mile: 24,909
- 5-Mile: 47,489
- 10-Mile: 172,038



Households

- 1-Mile: 2,656
- 3-Mile: 24,889
- 5-Mile: 59,538
- 10-Mile: 178,489



Avg. Household Income

- 1-Mile: \$71,805
- 3-Mile: \$76,398
- 5-Mile: \$76,468
- 10-Mile: \$78,364

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Construction (April 2025)



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