

FOR LEASE SOUTH CAPE CORAL RETAIL / OFFICE

4417 SE 16th Place, Cape Coral, FL 33904

SOUTH CAPE BUSINESS PARK



PROPERTY FEATURES

- Property Type: Storefront Retail/ Office
- RENTAL RATE: \$8.50-\$11.00/SF NNN
- Year Built: 1988
- Some units have an O/H door in rear, can be restored in others
- Abundant parking
- Office/Retail park with a variety of small to medium sized office and office/whse. suites. Property under new ownership and has been renovated inside and out: new exterior LED lighting, all new paint, updated parking, all units to be available as is or vanilla shell, with fresh paint.
- Located within the South Cape Coral Downtown District, with convenient access from Del Prado Blvd and Cape Coral Parkway, and just minutes from South Fort Myers.

UNIT AVAILABILITY			
Unit #	SPACE AVAILABLE (SF)	LEASE RATE (PSF/NNN)	COMMENT
8	1,380	\$8.50	1,000 SF open office area 380 SF storage with 8' x 8' O/H door
9	1,380	LEASED	
10 A & B	2,760	\$9.50	One side has 1,380 SF of built-out offices and open work area, and the other side has 1,000 SF open showroom area, 380 SF storage with 8' x 8' O/H door, one washroom each side
11	2,760	Leased To Micro Brewery	
12	1,380	LEASED	
13	1,380	\$11.00	Fully built out offices, reception, washroom, storage.
15	1,380	LEASED	
17	1,380	Leased To Hair Salon	
18-19	2,760	\$8.50	Office & Storage

- Zoning allows a wide variety of uses; restaurant/cafe, beer pub or wine bar, office, industrial R&D, contractors, retail social services, personal services, pet services, and many more.

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To learn more,
please contact:



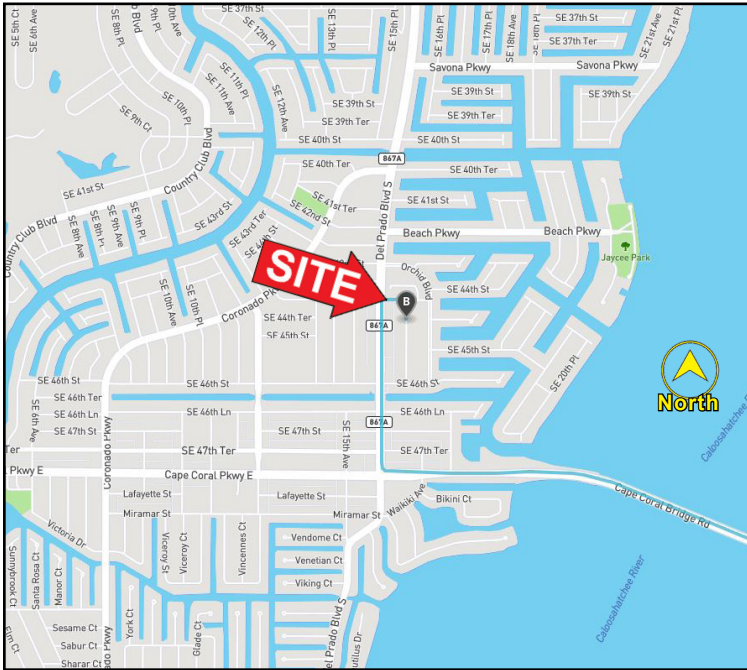
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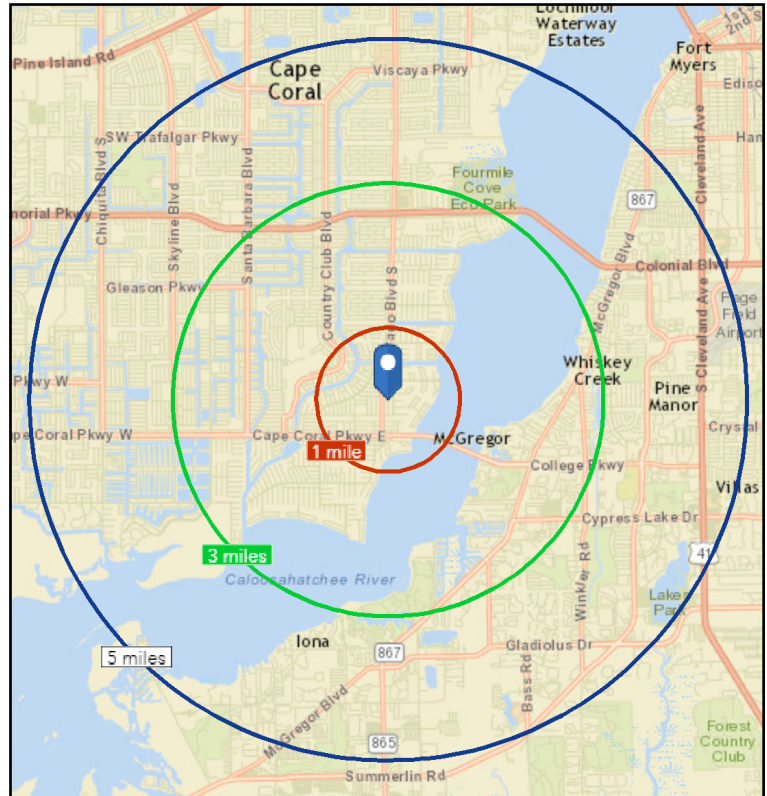
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MAP



2019 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	6,934	59,859	177,461
Number of Households	3,596	27,696	79,568
Median Household Income	\$48,992	\$55,830	\$55,313
Median Age	62.1	55.6	51.8



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