

# FREESTANDING BUILDING ON 0.92 ACRES

3902 DEL PRADO BOULEVARD  
CAPE CORAL FL 33904



**3,671 SF**



**LEASE OR SALE**

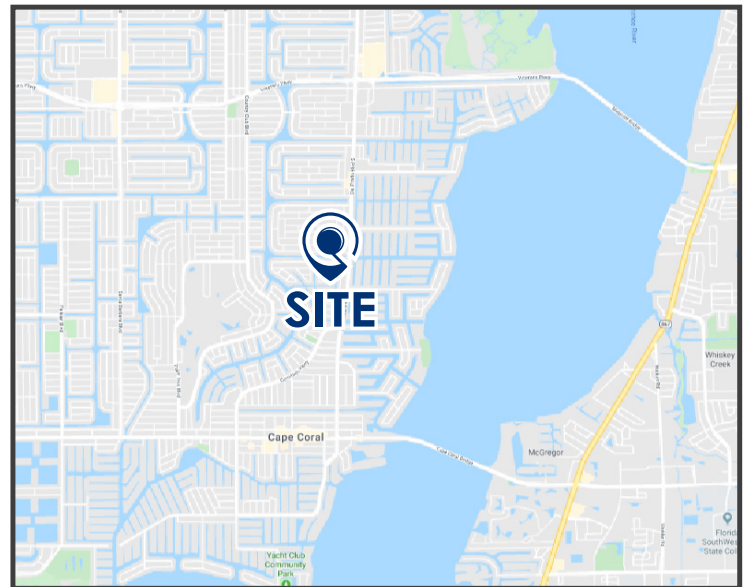


**CALL FOR DETAILS**

## PROPERTY INFORMATION

<b>Pricing:</b>	Call For Details
<b>Total GLA:</b>	3,671 SF
<b>Built / Renovated:</b>	1983 / 2006
<b>Zoning:</b>	C-1 (Commercial)
<b>Del Prado Boulevard AADT:</b>	40,821 CPD
<b>Cape Coral Parkway AADT:</b>	38,000 CPD
<b>Parking Spaces:</b>	50

Freestanding building with direct frontage on Del Prado Boulevard. This property has abundant parking and great street visibility. Myriad of uses included in C-1 zoning. Sale, lease or ground lease. The building is a former restaurant, so it is already built out for that use with hood and grease trap in place.



## DEMOGRAPHICS

	<u>1-MILE</u>	<u>3-MILES</u>	<u>5-MILES</u>
<b>Total Population</b>	10,191	66,940	196,643
<b>Five-Year Increase</b>	2.0%	1.7%	1.8%
<b>Avg Household Inc.</b>	\$58,158	\$67,817	\$68,223
<b>Total Households</b>	5,070	30,116	86,545
<b>Daytime Employees</b>	2,537	19,501	72,199

(Applied Geographic Solutions 2020)

[LQWEST.COM/FREESTANDING-BUILDING-CAPE](http://LQWEST.COM/FREESTANDING-BUILDING-CAPE)

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