

PROFESSIONAL OFFICE/RETAIL

461 DEL PRADO BLVD,

CAPE CORAL, FL



700 SF



OFFICE/RETAIL FOR LEASE



~~\$18.75~~ **\$18.00 PSF**

PROPERTY INFORMATION

Lease Rates: ~~\$18.75 PSF~~ NOW \$18.00 PSF

Available Size (SF): 700 SF

Built/Renovated: 2004/2017

Zoning: C-1

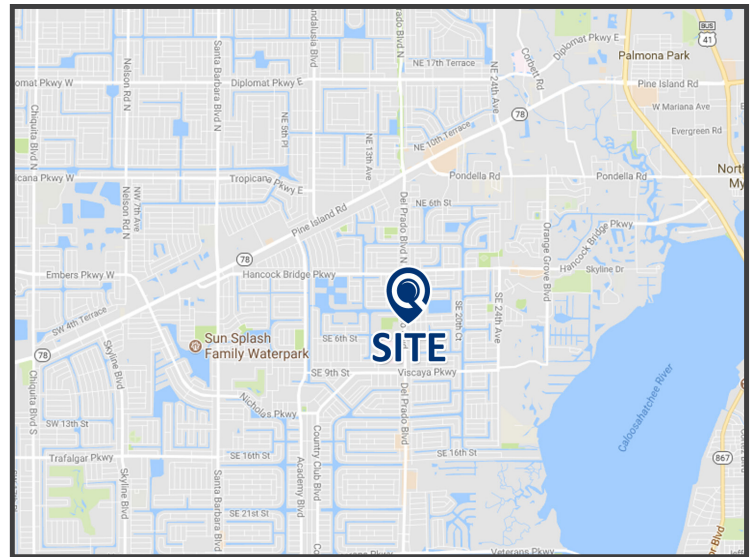
Del Prado Blvd AADT: 48,000 CPD

The former 'Music Note' building is located on Del Prado Boulevard in Cape Coral. The building has been completely renovated and is the new home of Goldstein, Buckley, Cechman, Rice and Purtz Law Firm as well as Specific Care Chiropractic.

Perfect opportunity for an insurance, real estate or medical office.

Last remaining unit, with pylon signage available.

0.3 miles north of Cape Coral Hospital, the city's only full service medical facility.



DEMOGRAPHICS

1-MILE

3-MILES

5-MILES

	1-MILE	3-MILES	5-MILES
Total Population	10,878	66,731	155,139
Avg Household Income	\$58,785	\$58,716	\$60,739
Total Households	4,318	25,981	61,906
Employees	5,508	25,771	55,013

(Applied Geographic Solutions 2018)

LQWEST.COM/DELPRADO-OFFICE

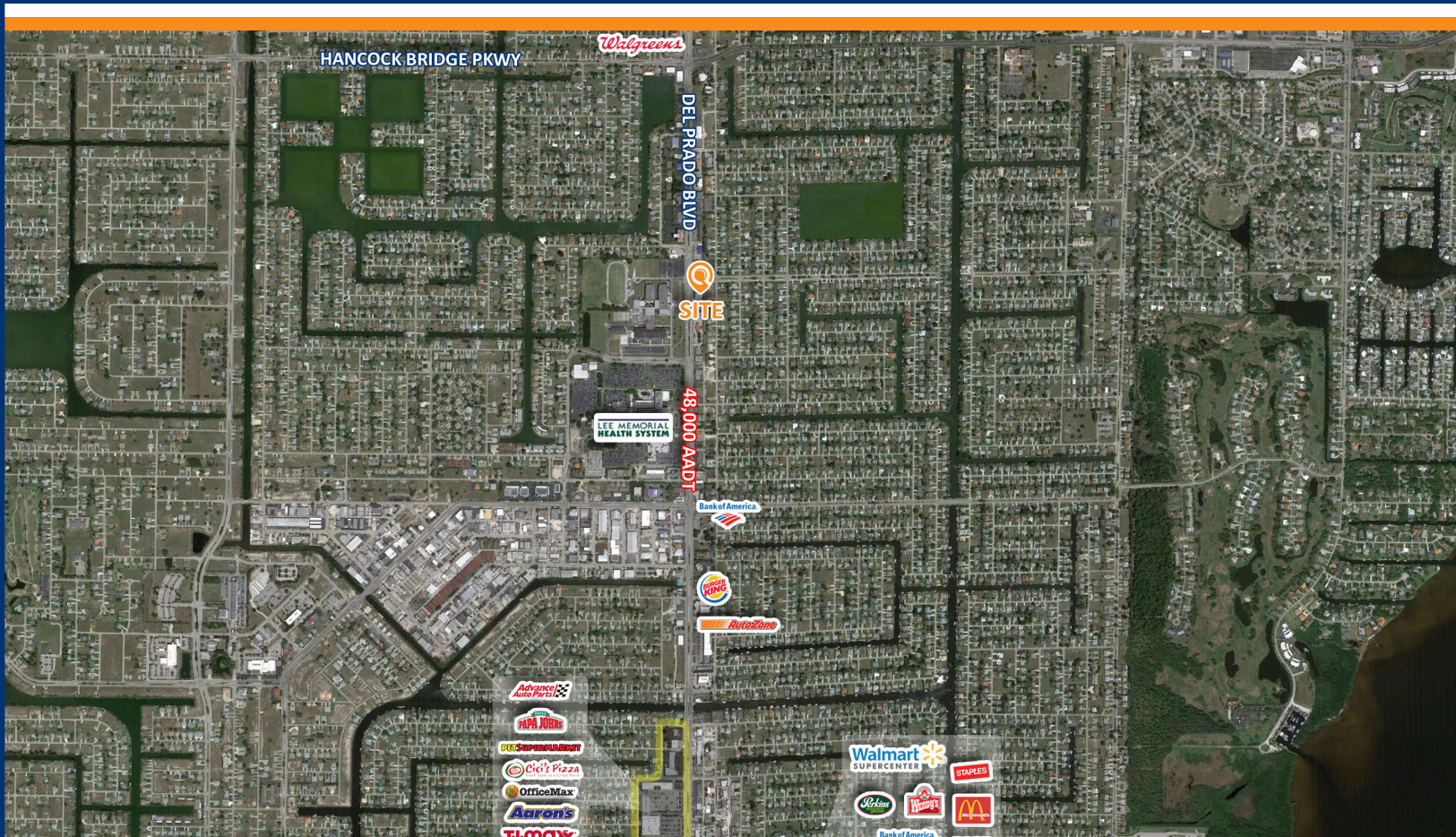
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