FOR LEASE

2534 SANTA BARBARA BOULEVARD SOUTH

CAPE CORAL, FL 33904



PROPERTY DESCRIPTION

Two story office building located at the northeast corner of Veterans Pkwy and Santa Barbara Blvd in the Cape Coral Market. This property offers a unique opportunity to expand into one of the most coveted/centralized intersections in the Cape Coral market. The area boasts a strong existing list of Co-tenants such as Target, Publix, First Watch, Wawa, and many more.

PROPERTY HIGHLIGHTS

- Class A two story office building
- 1,520 SF turn-key first floor medical office space for lease
- 750 SF second floor executive office space for lease
- Direct visibility on Veterans Pkwy at the Northeast corner of Veterans Pkwy and Santa Barbara Blvd
- Combined traffic counts of 84,500 AADT
- Location in the most centralized point of Cape Coral with maximum travel time of 15 minutes from any point within the Cape Coral Market
- Direct access via Veterans Pkwy to the Fort Myers market and I-75

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	750 SF

SPACES	LEASE RATE	SPACE SIZE
203	Negotiable	750 SF

BRYAN COHEN

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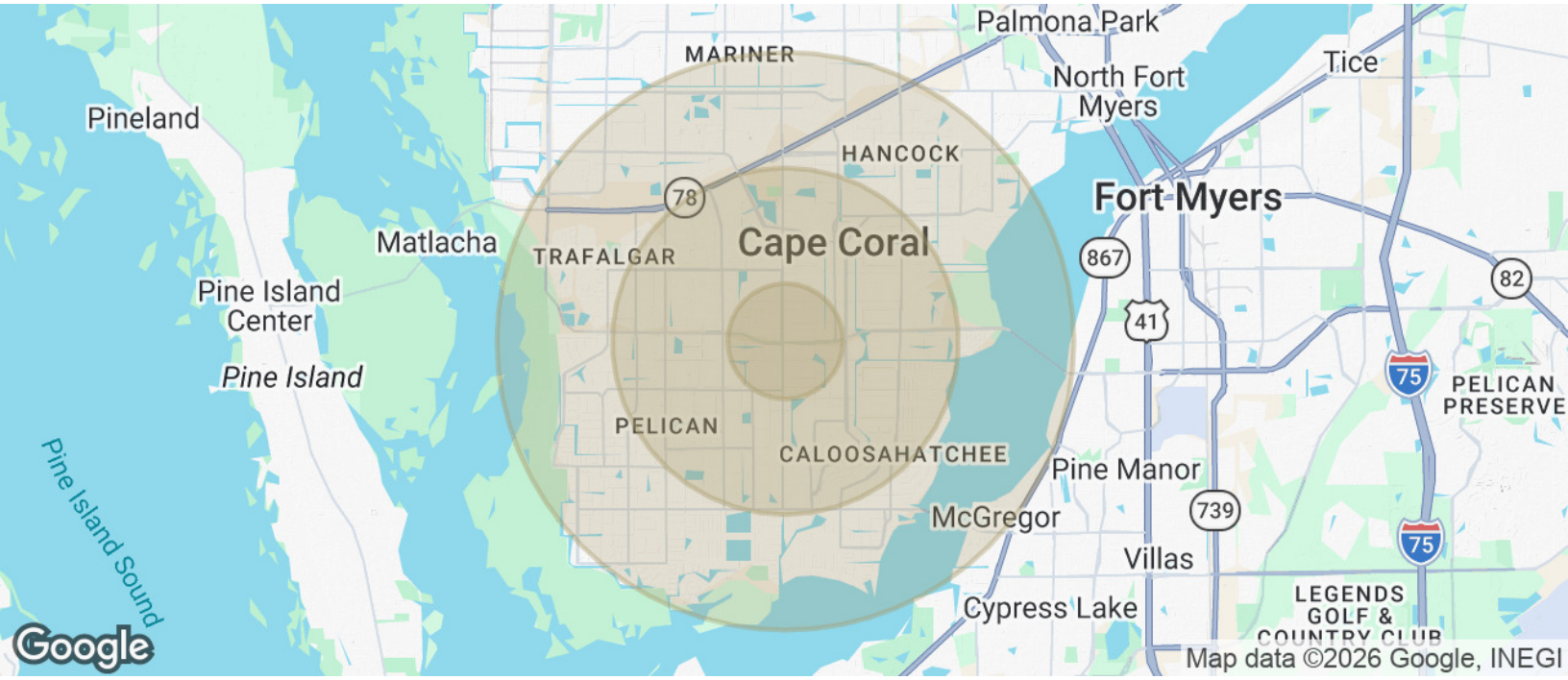
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,015	83,869	163,624
Average Age	51.1	48.8	49.4
Average Age (Male)	51.3	47.9	49.0
Average Age (Female)	51.2	49.9	49.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,033	33,217	65,209
# of Persons per HH	2.5	2.5	2.5
Average HH Income	$92,097	$85,900	$98,915

2023 American Community Survey (ACS)

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