

MAIN & MAIN RETAIL DEVELOPMENT

Pine Island Rd & Nicholas Pkwy, Cape Coral, FL



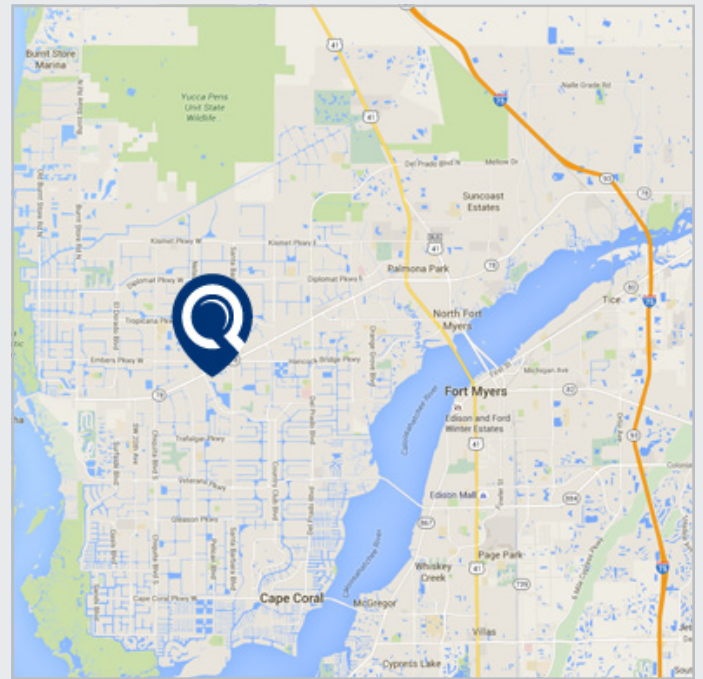
FOR LEASE



*SAMPLE RENDERING - NOT REPRESENTATIVE OF SUBJECT PROPERTY.

PROPERTY INFORMATION

- Create your own space in prominent developing strip center.
- Spaces range from 1,420 - 7,000 SF.
- Optimum accessibility via new roadway extension, connecting site to Pine Island Road with right in/right out access. Full access along Nicholas Parkway by way of SW 2nd Street.
- Average Annual Traffic Counts:
 - Pine Island Rd: 35,000 CPD
 - Nicholas Pkwy: 13,400 CPD
- Join Dunkin Donuts, Verizon and other national retailers.
- "Pine Island" corridor is the City's major retail draw, providing an expanded customer base with limited competition.
- Immediately surrounded by retailers such as Kohls, Publix, Office Max, Sams, Walmart Grocery and numerous national chain restaurants.
- Established residential base with schools, churches, fitness centers and other service destinations within one mile radius.
- 1,600 residential units propped within 1 mile of project.



DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Total Population	4,213	53,678	140,946
Avg. Household Income	\$58,985	\$60,565	\$63,883
Total Households	1,472	19,420	52,536
Daytime Employees	2,691	16,943	32,182

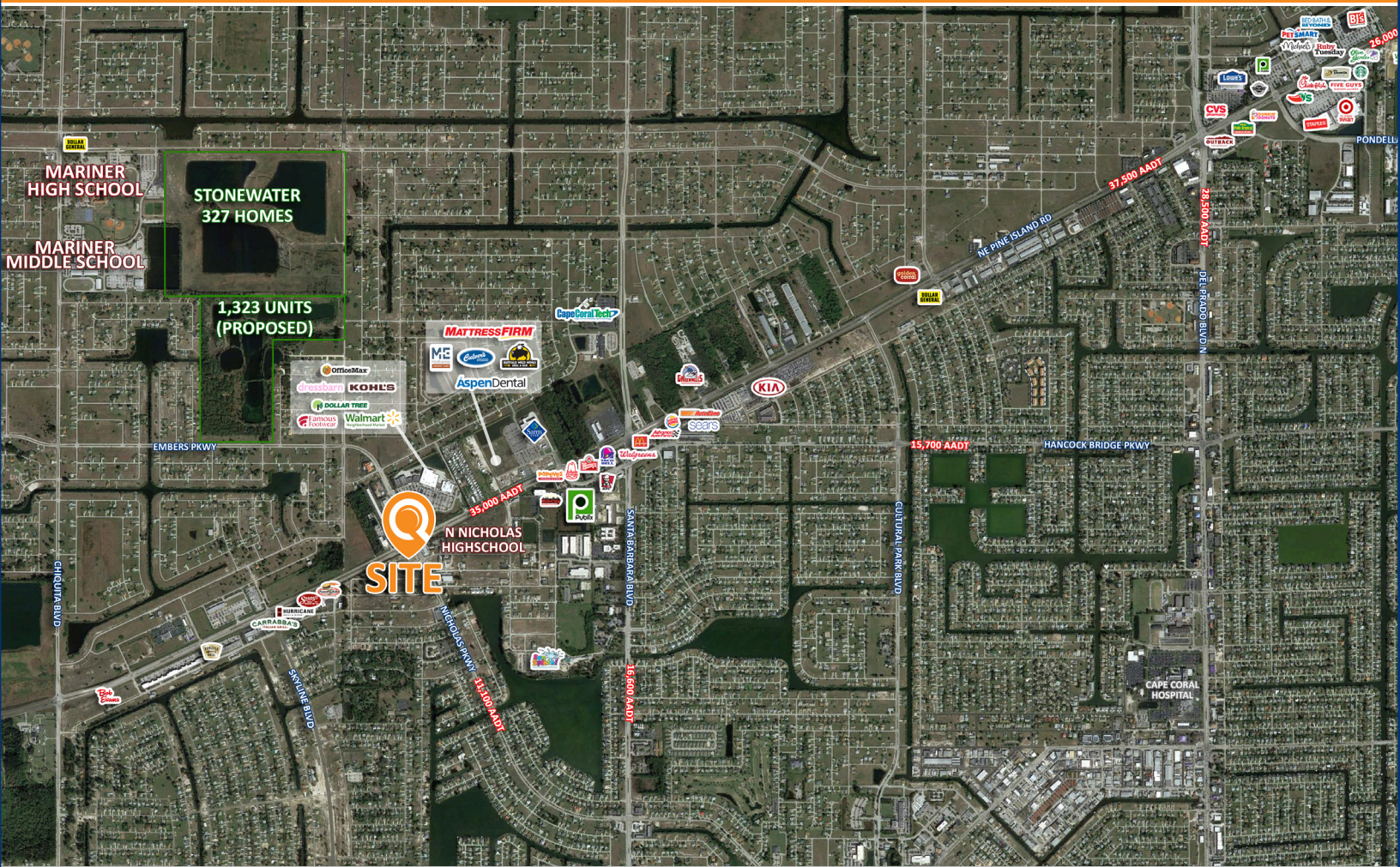
(Applied Geographic Solutions 2017)

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