



**FREESTANDING BUILDING  
ON 0.92 ACRES**

**3902 DEL PRADO BOULEVARD  
CAPE CORAL, FL 33904**

**FOR SALE OR LEASE**



**3,671 SF**



**FOR SALE OR LEASE**



**\$1,400,000 / \$32.00 PSF**

### PROPERTY INFORMATION

<b>Sale Price:</b>	\$1,400,000
<b>Lease Rate:</b>	\$32.00 PSF
<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

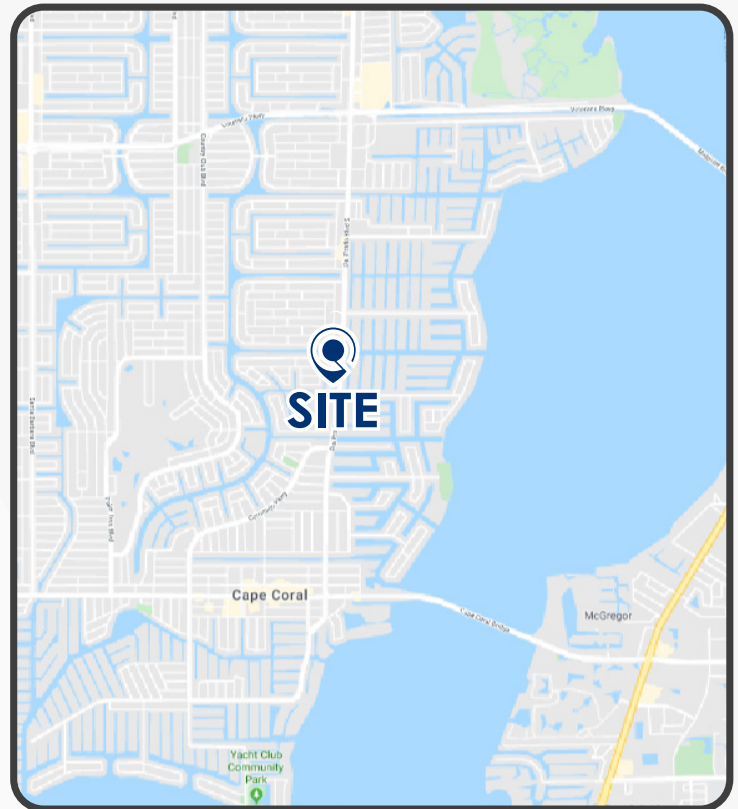
Freestanding building with direct frontage on Del Prado Boulevard. This property has abundant parking and great street visibility. Myriad of uses included in C-1 zoning. Sale, lease or ground lease. The building is a former restaurant, so it is already built out for that use with hood and grease trap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

<u>DEMOGRAPHICS</u>	<u>1-MILE</u>	<u>3-MILES</u>	<u>5-MILES</u>
<b>Total Population</b>	10,191	66,940	196,643
<b>2025 Increase</b>	2.0%	1.7%	1.8%
<b>Avg HH Income</b>	\$58,158	\$67,817	\$68,223
<b># Households</b>	5,070	30,116	86,545
<b># Employees</b>	2,537	19,501	72,199

(Applied Geographic Solutions 2020)

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

Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.



3555 Kraft Road #260, Naples, FL 34105

**FRANK KUPIEC**

Senior Broker Associate

D: 239.676.6722

C: 239.821.2963

[fkupiec@lqwest.com](mailto:fkupiec@lqwest.com)

**BRUCE MICCICHE, CCIM**

Qualifying Broker

D: 239.333.2518

C: 941.999.1188

[bmicciche@lqwest.com](mailto:bmicciche@lqwest.com)

**TAMPA**



**ORLANDO**



**FORT MYERS**



**NAPLES**



