

FOR LEASE

MARLIN CENTER

3100-3108 Del Prado Boulevard South, Cape Coral FL 33904



UNIT 5

Size..... 2,456 Square feet
Base Rent..... \$12^{.50} / square foot
CAM Rent..... \$3^{.85} / square foot

For more information contact:

Derrick Taub
Office: 416.642.0032 x228
Mobile: 416.452.4150
derrick@sierra.ca



FOR LEASE

PROPERTY HIGHLIGHTS

- ✓ A highly sought after location, less than 1 mile south of Veterans Memorial Parkway / Memorial Bridge
- ✓ High traffic count of approximately 40,000 AADT
- ✓ Space ideal for retail/ service/ office uses
- ✓ Located in a densely populated market
- ✓ Excellent visibility

DEMOGRAPHIC INFORMATION

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------------------|----------|----------|----------|
| <i>Population</i> | 8,272 | 56,475 | 166,296 |
| <i>Households</i> | 3,659 | 24,633 | 72,808 |
| <i>Average Household Income</i> | \$61,879 | \$59,561 | \$62,328 |

Suite 5
2,456 SF

UNIT 5

Size..... 2,456 Square feet
Base Rent..... \$12^{.50} / square foot
CAM Rent..... \$3^{.85} / square foot

DUNKIN'S
DIAMONDS

 **COASTAL REALTY**
SWFL

woobamboo!
ECO FRIENDLY TOOTHBRUSHES
Dentist approved, Mother-nature recommended.™

Derrick Taub
Office: 416.642.0032 x228
Mobile: 416.452.4150
derrick@sierra.ca

sierra
BUILDING GROUP