# FOR LEASE

# **MARLIN CENTER**

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



### UNIT 5

For more information contact:

**Derrick Taub** 

Office: 416.642.0032 x228

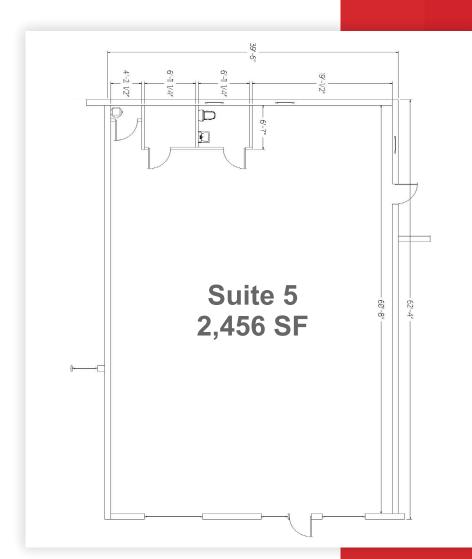
Mobile: 416.452.4150

derrick@sierra.ca





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## 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
Population	8,272	56,475	166,296
Households	3,659	24,633	72,808
Average Household Income	\$61,879	\$59,561	\$62,328







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