

Retail/Medical/Office Plaza for Sale

# 4419 DEL PRADO BOULEVARD SOUTH

Cape Coral, Florida 33904

**1031 EXCHANGE  
PROPERTY  
AVAILABLE  
IMMEDIATELY**



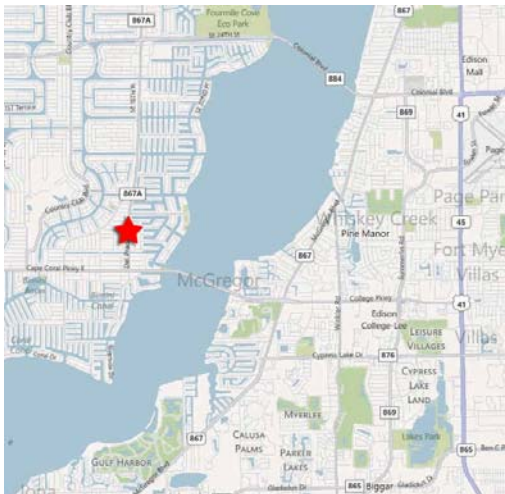
## AVAILABLE FOR SALE

Price: \$599,000 (\$79/SF)

Bldg Size: 7,560 SF

Lot Size: .45 AC

- CBS construction, easy to maintain
- Can accommodate retail, medical or office use
- Value add property
- Great visibility on Del Prado Boulevard
- Downtown Cape Coral location
- ADT 30,000 on Del Prado Boulevard



### contact information

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2010 DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
TOTAL POPULATION:	8,004	59,967	172,205
AVERAGE HOUSEHOLD INCOME:	\$57,103	\$67,766	\$64,840
TOTAL EMPLOYEES:	5,154	15,587	60,923



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