



Ceitus Cove - Fully Air Conditioned Flex Space

1111/1121/1133 Ceitus Terrace
Cape Coral, FL 33991

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Table of Contents

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TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
LEASE SPACES	6
ADDITIONAL PHOTOS	8
ADDITIONAL PHOTOS	9
ADDITIONAL PHOTOS	10
ADDITIONAL PHOTOS	11
ADDITIONAL PHOTOS	12
LOCATION INFORMATION	13
AERIAL MAP	14
REGIONAL MAP	15
LOCATION MAP	16

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Section 1

Property Information



Property Summary

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PROPERTY DESCRIPTION

Introducing **Ceitus Cove**, a premier commercial opportunity in the heart of Cape Coral, Florida. This modern, high-visibility property offers **customizable space**, ideal for **industrial, flex, retail, office, or professional service users** seeking a strategic Southwest Florida location.

Designed with a sleek, contemporary aesthetic and an open, adaptable layout, Ceitus Cove allows businesses to tailor the space to their operational needs. The property features **ample parking**, strong street presence, and excellent exposure in a **high-traffic corridor**, enhancing brand visibility and customer access.

Situated within a vibrant and growing commercial hub, one block north of Pine Island Road Ceitus Cove benefits from **convenient access to major transportation routes** and a wide array of nearby amenities. The surrounding area offers dining, shopping, and recreational options, along with proximity to the **Caloosahatchee River**, providing scenic views and opportunities for a balanced work-life environment for employees and customers alike.

Ceitus Cove presents a compelling opportunity for businesses looking to establish or expand their presence in **one of Southwest Florida's most dynamic markets**—combining connectivity, flexibility, and a location built to support long-term growth.

UNDER CONSTRUCTION	COMPLETION	OCT 2026
Number of Units:		20
Total Useable & Available SF:		27,942
Total Continuous Usable Square Footage		8,028
Lot Size		115,000 SF
Total Building Size: Buildings 1-4		28,830SF
Total Parking Spaces		97
Parking Ratio		3 Spaces Per 1,000 SF

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Property Description

FOR LEASE



PROPERTY DESCRIPTION

Introducing Cetius Cove, a prime commercial property for lease in Cape Coral, FL. This modern development comprises four buildings, including one two-unit building offering approximately 1,450 to 3,900 square feet of usable space, as well as three multi-tenant buildings with individual units ranging from 1,066 to 8,028 square feet. All spaces are highly customizable and designed to accommodate a wide range of business needs. With its sleek, contemporary design, ample parking, and high visibility, this property presents a compelling opportunity for businesses seeking a prominent location. The open layout and versatile configuration options make it perfect for Flex, retail, office, or professional services. Enjoy the convenience of being in a high-traffic area, providing excellent exposure for your business. Elevate your brand and establish a strong presence in this thriving commercial hub with Cetius Cove.

LOCATION DESCRIPTION

Discover Cetius Cove, a prime industrial and flex space location in Southwest Florida. Situated in Cape Coral, this vibrant community boasts a strategic position with access to major transportation arteries and a diverse range of amenities. Nearby points of interest include the Caloosahatchee River, providing opportunities for water-based activities and scenic views. Residents and employees can enjoy convenient access to dining, shopping, and recreational options within the area. This bustling location offers a dynamic environment for businesses seeking unparalleled connectivity and a favorable work-life balance. Explore the potential of Cetius Cove for your industrial, flex, retail, or office space needs in the Southwest Florida market.

PARKING DESCRIPTION

Asphalt Parking lot consisting of a total of 97 parking spots.

UTILITIES DESCRIPTION

Tenants are responsible for all utility services, including water, electricity, and cable, as well as maintaining liability insurance. In addition, tenants shall pay their pro rata share of property taxes, property insurance, and common area maintenance (CAM) expenses.

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Lease Spaces

FOR LEASE

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,016 - 8,132 SF	Lease Rate:	\$2,093.75 - \$4,881.25 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Ceitus Cove Building 1 Unit 1	Available	1,016 - 8,028 SF	NNN	\$3,094 per month
Ceitus Cove Building 1 Unit 2	Available	1,016 - 8,028 SF	NNN	\$2,443 per month
Ceitus Cove Building 1 Unit 3	Available	1,016 - 8,028 SF	NNN	\$2,443 per month
Ceitus Cove Building 1 Unit 4	Available	1,016 - 8,028 SF	NNN	\$4,881 per month
Ceitus Cove Building 1 Unit 5	Available	1,016 - 8,028 SF	NNN	\$2,443 per month
Ceitus Cove Building 1 Unit 6	Available	1,016 - 8,028 SF	NNN	\$3,094 per month
Ceitus Cove Building 2 Unit 1	Available	1,016 - 8,028 SF	NNN	\$3,094 per month
Ceitus Cove Building 2 Unit 2	Available	1,066 - 8,132 SF	NNN	\$2,443 per month
Ceitus Cove Building 2 Unit 3	Available	1,066 - 8,132 SF	NNN	\$2,443 per month
Ceitus Cove Building 2 Unit 4	Available	1,066 - 8,132 SF	NNN	\$4,881 per month
Ceitus Cove Building 2 Unit 5	Available	1,066 - 8,132 SF	NNN	\$2,443 per month
Ceitus Cove Building 2 Unit 6	Available	1,066 - 8,132 SF	NNN	\$3,094 per month
Ceitus Cove Building 3 Unit 1	Available	1,066 - 8,132 SF	NNN	\$3,094 per month
Ceitus Cove Building 3 Unit 2	Available	1,066 - 8,132 SF	NNN	\$2,443 per month
Ceitus Cove Building 3 Unit 3	Available	1,066 - 8,132 SF	NNN	\$2,443 per month
Ceitus Cove Building 3 Unit 4	Available	1,066 - 8,132 SF	NNN	\$4,881 per month

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Lease Spaces

FOR LEASE

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Ceitus Cove Building 3 Unit 5	Available	1,066 - 8,132 SF	NNN	\$2,443 per month
Ceitus Cove Building 3 Unit 6	Available	1,066 - 8,132 SF	NNN	\$2,094 per month
Ceitus Cove Building 4 Unit 1	Available	1,950 - 3,900 SF	NNN	\$4,469 per month
Ceitus Cove Building 4 Unit 2	Available	1,950 - 3,900 SF	NNN	\$4,469 per month

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Buildings 1 - 3 Exterior Plans

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Building 4 Exterior Renderings

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Buildings 1 - 3 Plans

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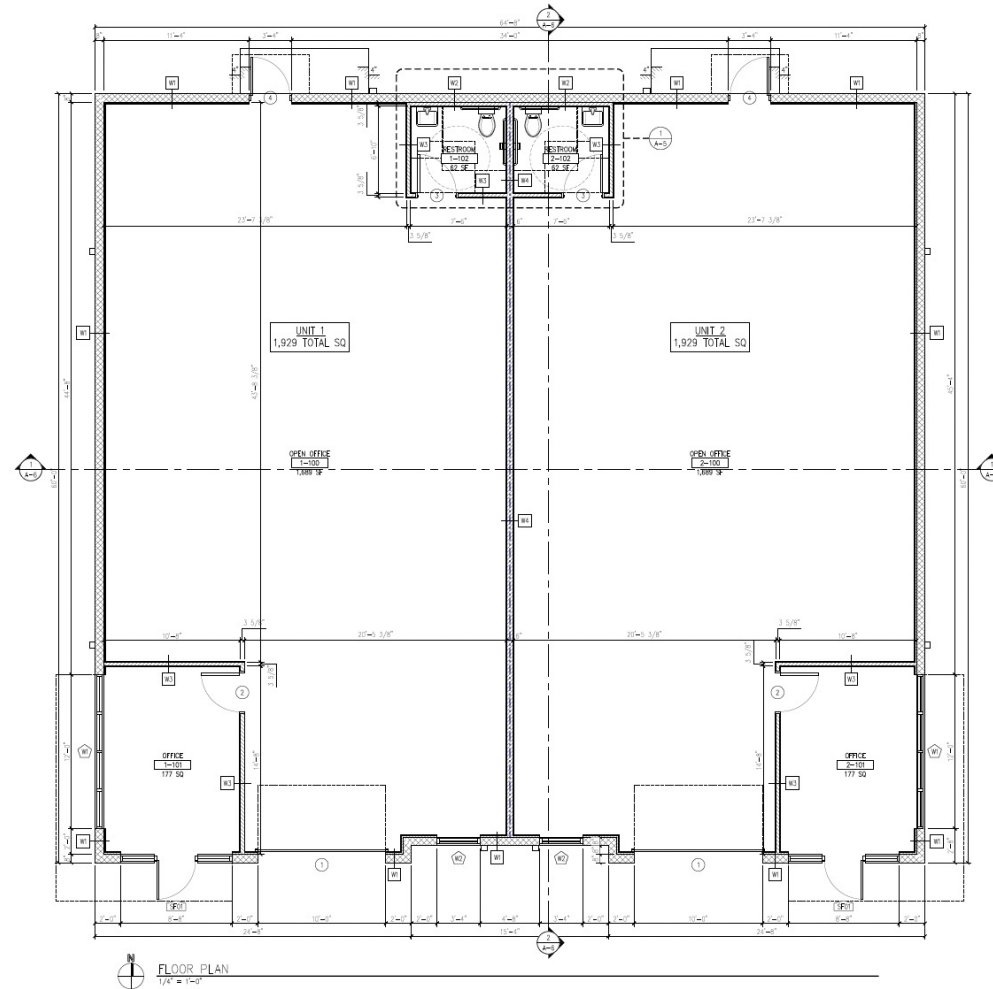
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Building 4 Plans

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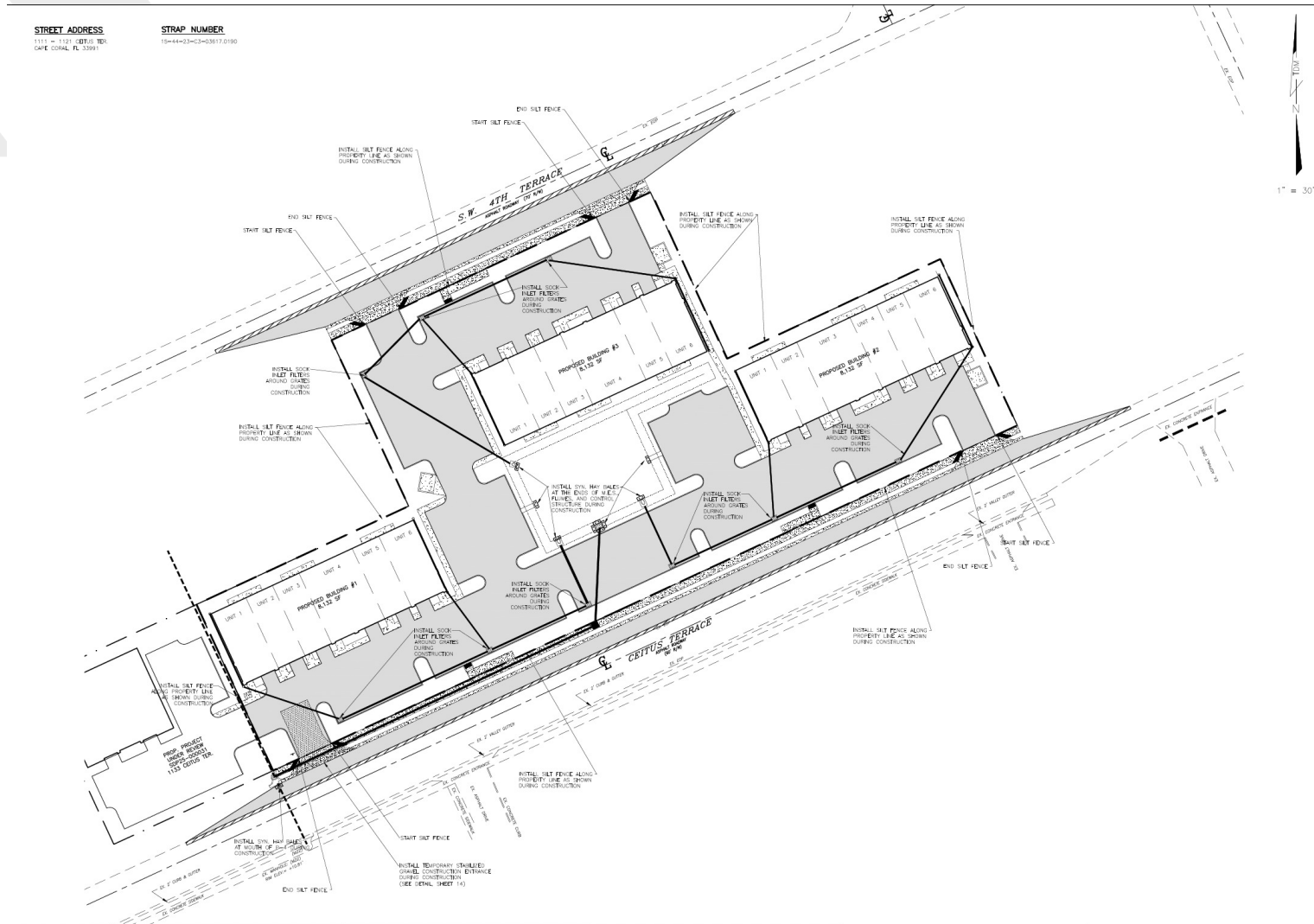
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Site Plans

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Section 2

Location Information



Aerial Map

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Regional Map

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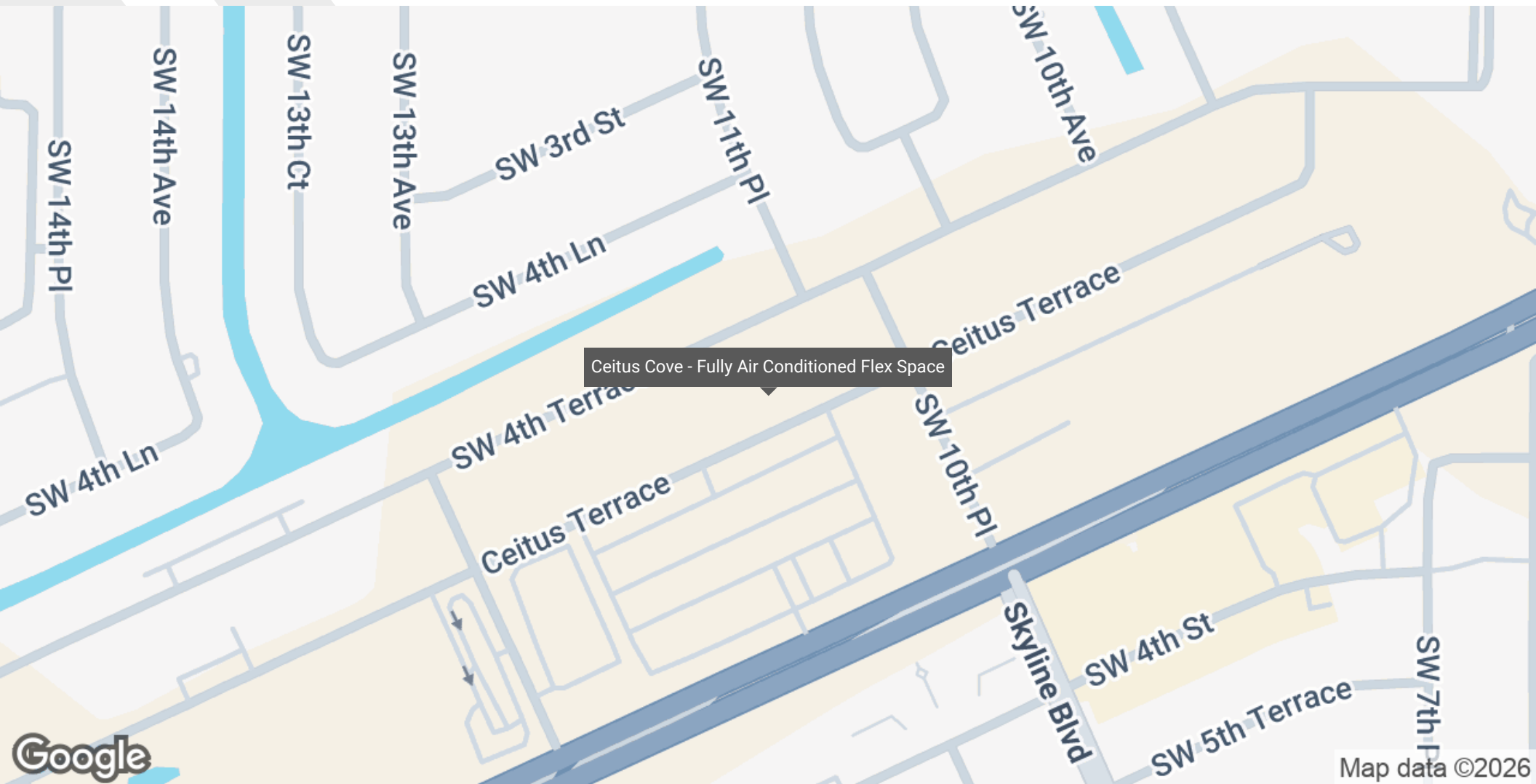
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Location Map

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Section 3

Demographics

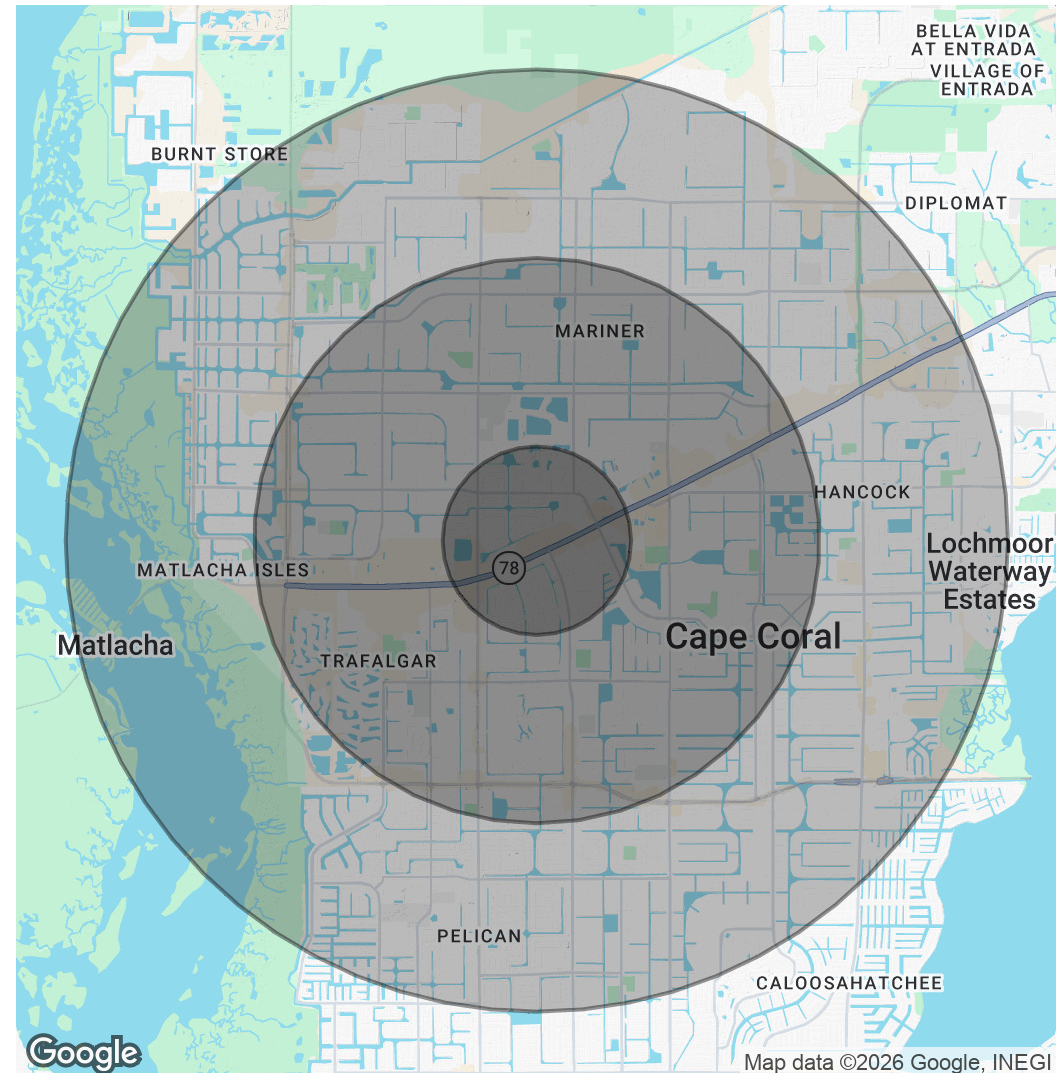


Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,292	68,617	163,849
Average Age	41	43	44
Average Age (Male)	41	42	43
Average Age (Female)	42	44	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,265	25,040	62,047
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$80,894	\$90,279	\$90,671
Average House Value	\$335,964	\$349,425	\$358,008

2020 American Community Survey (ACS)



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Section 4

Advisor Bios



Advisor Bio 1

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JESSE SPENCER, CCIM

Senior Advisor

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Direct: **239.788.7820** | Cell: **239.788.7820**

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PROFESSIONAL BACKGROUND

Jesse is a nationally ranked, CCIM-certified commercial real estate advisor with nearly a decade of experience helping clients buy, sell, and lease high-performing investment properties with precision and confidence. Recognized as a Top 15 producer in the U.S. by eXp Commercial in 2024, Jesse leverages deep market expertise, data-backed strategies, and a client-first approach to maximize ROI and deliver measurable results. Whether navigating complex 1031 exchanges, repositioning assets, or optimizing leasing terms, he brings clarity to every transaction and long-term value to every relationship. Clients consistently value his integrity, responsiveness, and ability to turn market insight into real-world success.

EDUCATION

CCIM 101, CCIM 102, CCIM 103, CCIM 104, CCIM Negotiations

MEMBERSHIPS

CCIM Designee

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Advisor Bio 2

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JERAD GRAHAM

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FL #SL3474730

PROFESSIONAL BACKGROUND

Jerad's experience includes land acquisitions, retail and office leasing, negotiation of management agreements, entitlements, permitting, raising capital, recapitalization, and disposition of assets. Prior to joining EXP Commercial Jerad worked at Nolan Reynolds International as the Director of Development. He was responsible for everything from development feasibility analysis to recapitalization upon completion for more than 700 multifamily units, 150,000 SF of retail, and 400 hotel rooms. He brings this deep understanding of what's required of owners and investors to his role as an agent at EXP Commercial.

EDUCATION

B.A. from Vanguard University of Southern California

J.D. from the University of Tulsa College of Law

M.B.A. from the University of Miami

MEMBERSHIPS

California Lawyers Association: Real Property Law Section

Urban Land Institute

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Advisor Bio 3

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FL #SL3613101

PROFESSIONAL BACKGROUND

A Miami-based professional with a robust background in commercial real estate development, brokerage, corporate services, and advising, Joe Lilley holds a Master of Science in Real Estate Development from UB's School of Architecture and Planning, along with a B.S. in Finance and a minor in Communications, emphasizing both real estate and financial expertise.

With professional experience, including roles as a Financial Analyst on Conifer Realty's Portfolio Management Team and Property Markets Group's internship program, Joe has skills in underwriting properties with debt maturities and expired tax credits, utilizing proforma analysis, market data, and creating investor pitches for transactions involving sales, refinancing, recapitalizations, and re-syndications. His previous work involved managing financial and regulatory documentation, conducting market feasibility studies for affordable housing projects and has a deep knowledge in LIHTC, zoning, and portfolio management.

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