

ROYAL OAK PLAZA

303 NE 3RD AVENUE, CAPE CORAL, FL 33909



Property Summary

FOR LEASE



LEASE RATE **\$6.50 SF/YR**

OFFERING SUMMARY

Total Available SF: 891 SF
 Lease Type: \$4.77 NNN
 Zoning: CORR
 Traffic Count: 44,000 VPD

PROPERTY HIGHLIGHTS

- One Unit left!
- Ideal for Retail, Professional, or Medical/Dental. Located on busy Pine Island Road with highest visibility. Build out is available.
- Royal Oaks Plaza offers Highest visibility on Pine Island Rd
- Located across the street from Fuccilla Kia, the largest Kia dealership in the US as advertised on TV.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	5,166	46,626	110,131
Total Households	1,818	16,560	41,079
Median Age	35.5	37.1	40.6
Average HH Income	\$57,357	\$57,235	\$58,747

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Unit 9	\$6.50 SF/yr	891 SF

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CRES Commercial Real Estate Services of SWFL, INC
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HIGHEST VIABILITY ON PINE ISLAND ROAD



GREAT VIABILITY



PROFESSIONALLY MANAGED

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