

PROFESSIONAL OFFICE

1625 SE 46th ST., CAPE CORAL, FL 33904



FOR LEASE: \$1,700/month + Sales Tax

ABOUT THE PROPERTY

Higher end finishes on this well designed professional office space include tile floors, plantation shutters and granite tops, conference room, kitchenette, lobby/waiting area, and two offices. This strategic location is just east of Del Prado Blvd. and three blocks from Cape Coral Pkwy., Downtown Cape Coral and the Cape Coral Bridge.

PROPERTY FEATURES

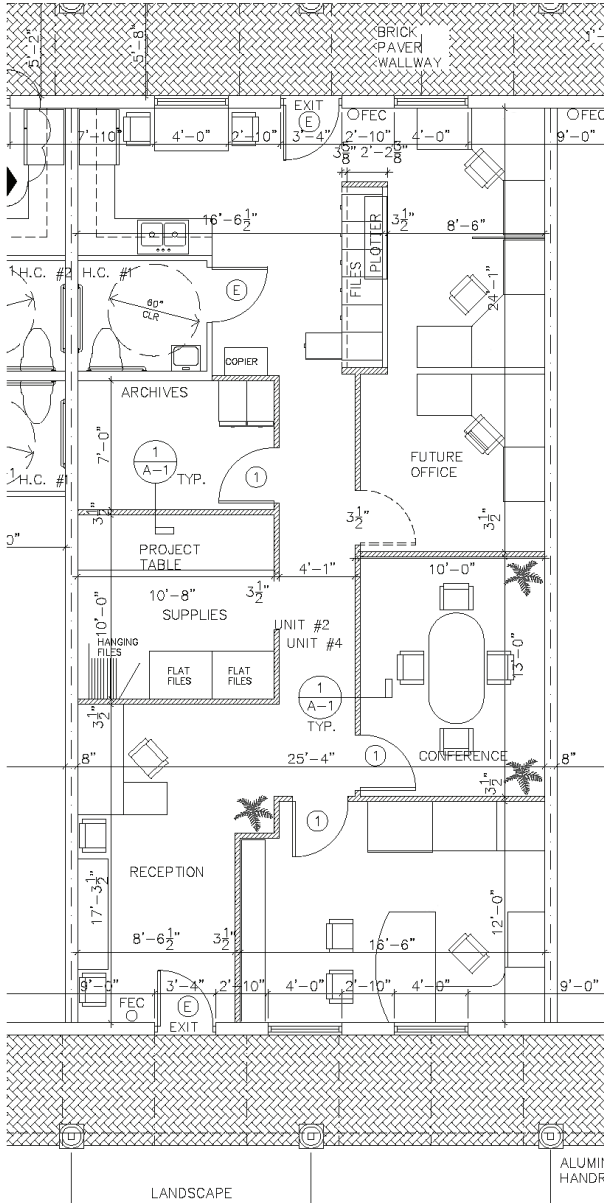
- ▣ Unit 2A: 1,346± SF
- ▣ Zoning: SC - Tertiary Street (Lee County)
- ▣ Easy access and available parking
- ▣ Year Built: 2006
- ▣ Parcel ID: 07-45-24-C3-06000.002A



JIM BOBACK, CCIM
Broker/Owner

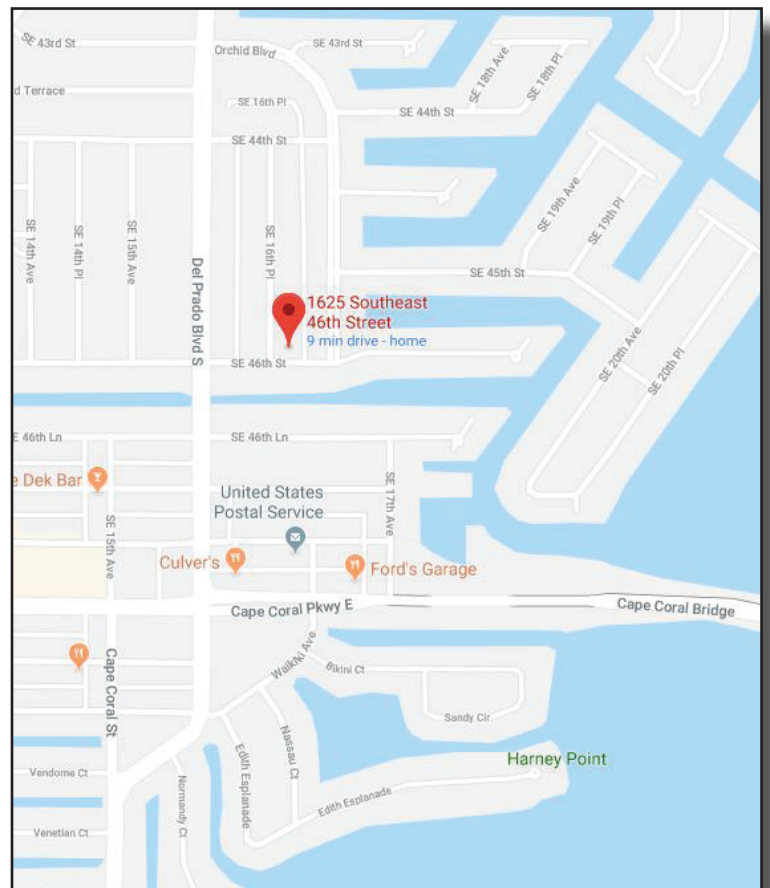
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FLOORPLAN - 2A



POSSIBLE USES

- Professional Office
- Medical Office
- Financial Services
- Personal Services
- Business Office



2018 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	6,546	57,014	175,219
# Households	3,462	26,610	79,119
Median HH Income	\$44,831	\$54,191	\$53,001
Median Age	61.3	55.2	52.1

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