

SHOPS
AT DEL
MAR

Find everything you need at *DELMAR*



1019 - 1027 SW PINE ISLAND RD, CAPE CORAL, FL 33991

ABOUT THE PROJECT

SHOPS AT DEL MAR is a meticulously crafted shopping paradise that caters to your every need. We invite you to join us in creating a remarkable retail experience that captivate the hearts of shoppers.

Our focus is to create a distinctive destination centered around high-end retails environments and exclusive restaurants and shops. With a prime location and ample parking, we offer the perfect setting for your business to thrive and flourish.

SHOPS AT DEL MAR aims to be a vibrant community hub, where people can meet, explore, connect and shop.



PROJECT OVERVIEW

Meet the next level of commercial development, featuring 3 standalone front buildings (including a drive-thru) and 1 inline building.



MAIN ARCHITECTURAL DESIGN

Our shopping development has a variety of retail spaces, ranging from 1500 to 18000 sq ft, delivered completely ready for store customizable. We'll make your vision come true with the freedom to design and create your perfect storefront. With 5 parking spaces per 1000 sq ft, your customers won't worry about finding parking.

Our base building structure and building enclosure components are fully complete, featuring exterior walls, roof, storefront, and a concrete floor slab, with a 10' leave-out along the rear of the building as per the building plans. Inside the premises, you'll find concrete slabs throughout, except for the 10' leave-out area at the rear, without any covering or floor preparation. Landlord will construct tenant separation walls using studs only, extending from the floor to the underside of the roof deck. Insulation and drywall installation are the responsibility of the tenant as part of their work. Building Interior space provides height clearance of 14 feet.

**Experience the potential of The Shops at Del Mar,
where you can customize the space to fit your unique business needs.**

LOCATION AND ACCESS



Ranked as the third-best place to live in Florida by Forbes in 2023, Cape Coral boasts a population of over 250,000 and offers affordable housing with a median home price of \$449,500. With a median household income of \$69,791, this vibrant city provides the perfect environment for retail businesses to thrive.

CAPE CORAL IN NUMBERS

With a strong employment growth rate and a low unemployment rate of just 2.3%, the retail sector remains solid and promising. Over the past year, retail trade jobs have increased by an impressive 3.0%, while the Leisure and Hospitality sector added 600 jobs, demonstrating a vibrant economy.

The region has experienced remarkable population growth of over 22.9% in the previous decade, creating a positive outlook for the retail market. Market fundamentals are robust, with a declining overall vacancy rate of 3.7%, making it an ideal location for businesses. Additionally, there is an exciting development underway, with over 250,000 square feet of retail space under construction.



Total Population
5 - Mile: 156, 0263



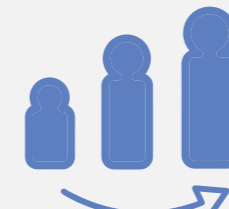
Daytime Population
5 - Mile: 128,300



Average HH Income
5 - Mile: \$90,421



Households
5 - Mile: 59,576

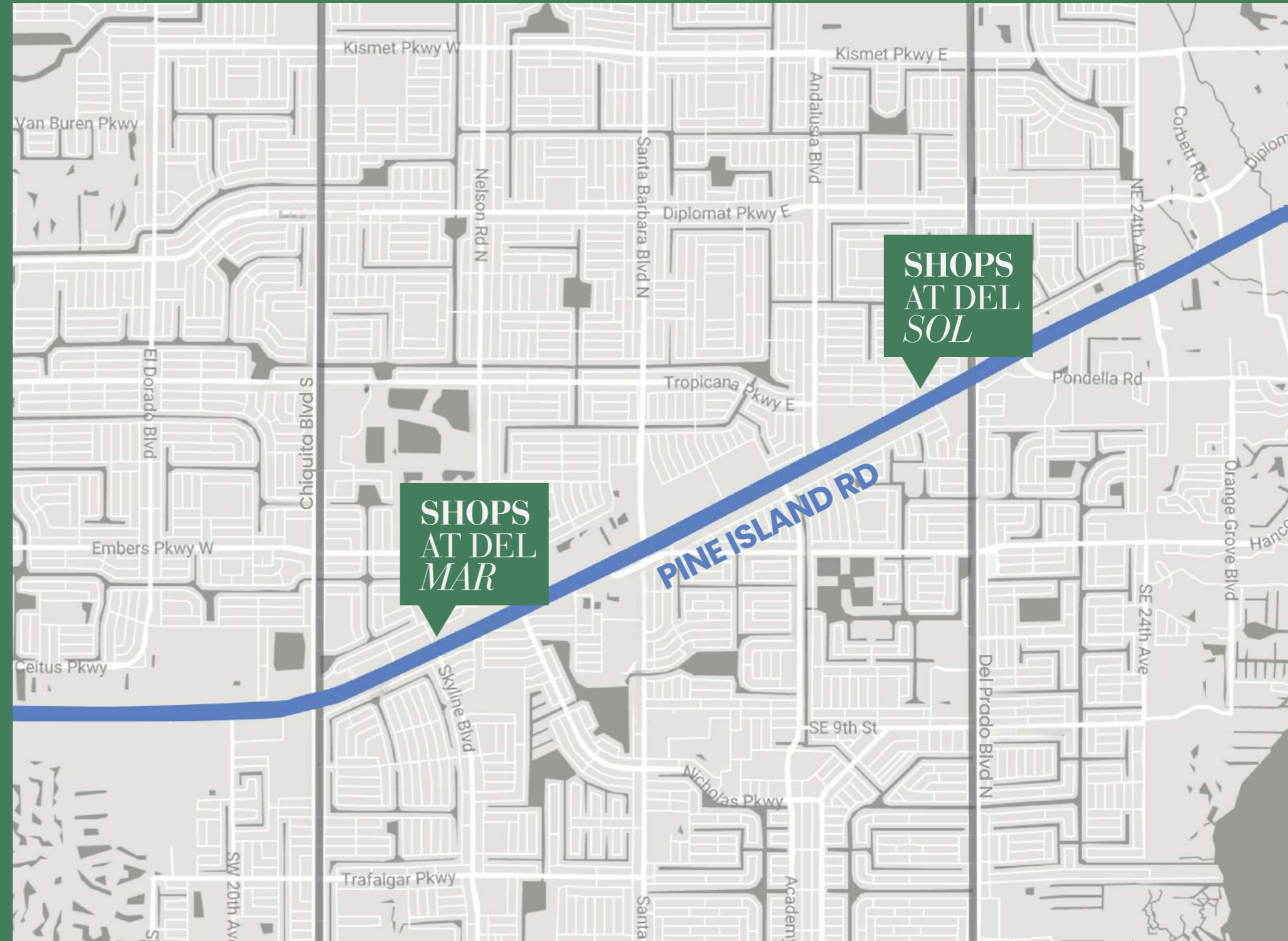


Median Age
5 - Mile: 59.9



Population Change
5 - Mile: 7.3%

Connected to the iconic Pine Island Road, the principal avenue of the city that connects Cape Coral to Fort Myers, which will take you to the heart of shopping, entertainment and gourmet experiences.



Cape Coral: 4th city in growth in the state of Florida. Shops at Del Mar is located in a place where the sun always shines, the sea gently caresses the coast and every day feels like an adventure. Its wide avenues are like rivers of color flowing through an exotic landscape, filled with palm trees and tropical flowers. This is a place where life is full of possibilities, where every day is an opportunity to explore new horizons. Come and discover the charm of Shops at Del Mar in Cape Coral, a place that will capture your heart forever.

Shops at Del Mar boasts a prime location, strategically positioned in Cape Coral to offer convenient accessibility and attract a steady flow of visitors.

Shops at Del Mar, where you'll discover a vibrant neighborhood plaza in the heart of Pine Island's bustling retail corridor. Nestled between the North-South arteries of Chiquita Blvd and Santa Barbara Blvd, this prime location offers exceptional retail visibility on Pine Island Rd. Surrounded by a well-established residential and local retail market with over 47,500 daily vehicle traffic, our property stands out as an under-served gem.

What sets us apart is our strategic positioning amidst older multi-tenant shopping centers at the Pine Island and Skyline intersection. This creates a striking contrast to the nearby competition, making The Shops at Del Mar a unique and compelling destination. Embrace the opportunity to be part of this thriving neighborhood market, and elevate your business to new heights.



1 MINUTE AWAY

Cape Coral department & clothing stores

Restaurants, bars & breakfast spots

Supermarket & pharmacies

Department & clothing stores

- 1- Kohl's
- 2- Sephora
- 3- Office Depot - Office Max

Markets

- 13 - Farmer Joe's
- 14- ALDI
- 15- Walmart
- 16- Publix

Restaurants

- 4- Dunkin Donuts
- 5- El Tarasco
- 6- Texas Tony's
- 7- Carrabba's
- 8- Stuff A Bagel
- 9- House Of Omelets
- 10- Stevie Tomato's Sports
- 11- Bonefish Grill
- 12- Hurricane Wings

Essentials

- Tire Choice
- 76 gas station
- ABC liquor
- Goodwill
- USPS
- Take 5 Oil Change
- Around the Clock fitness



ARCHITECTURAL PLANS



SW 10TH PL



PINE ISLAND RD



**ARCHITECTURAL
SITE PLAN**

Address: 1019 – 1027 SW PINE ISLAND RD,
Cape Coral, FL 33991
Total Space Available: 30,000 +/- SF

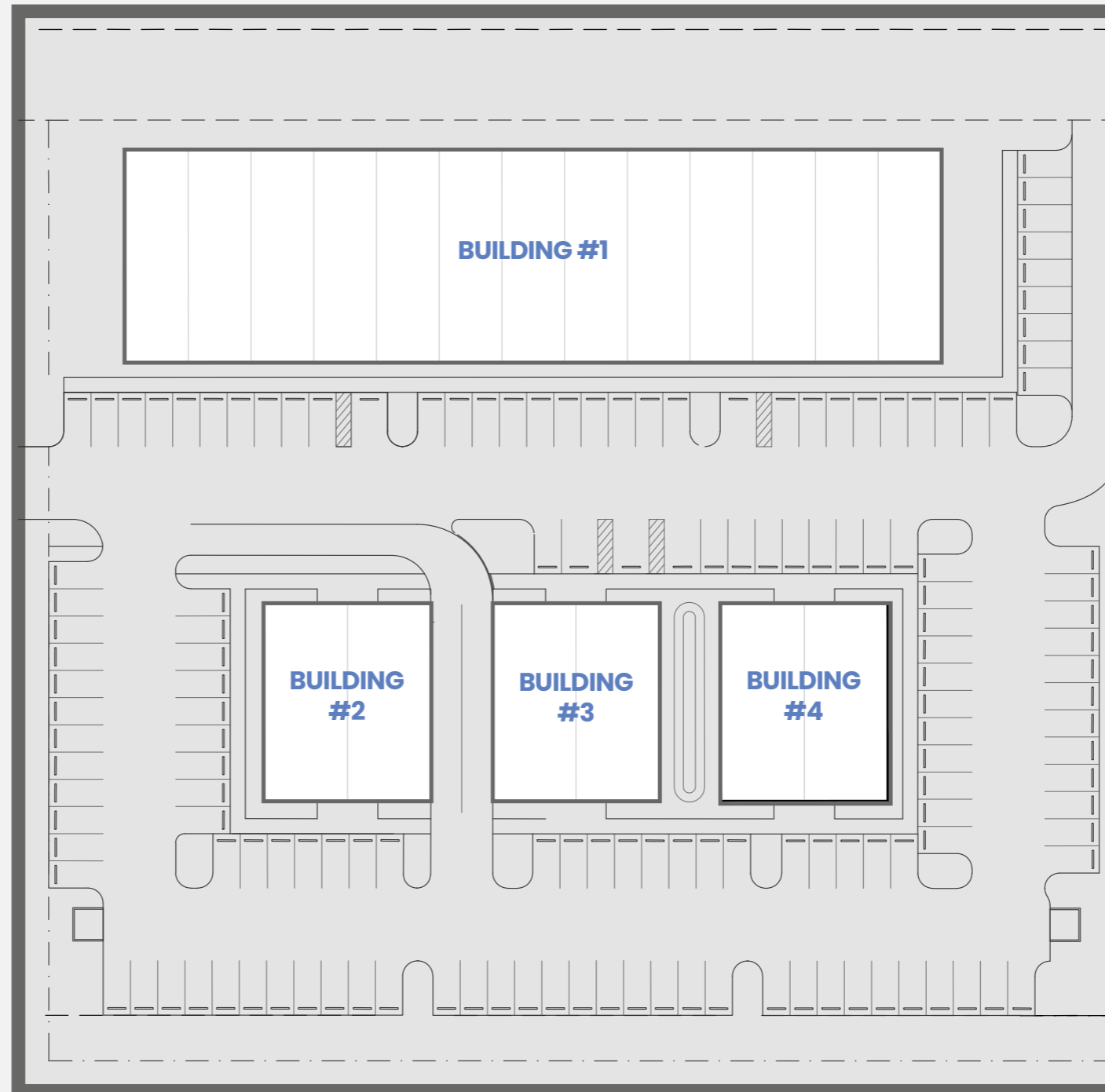
Land Size: 134,758 SF // 3.09 ACRES
Zoning: CC (City of Cape Coral)
Traffic Count: 47,500 AADT

Building #1:
18,871 SF

Building #2:
3,575 SF

Building #3:
3,575 SF

Building #4:
3,575 SF



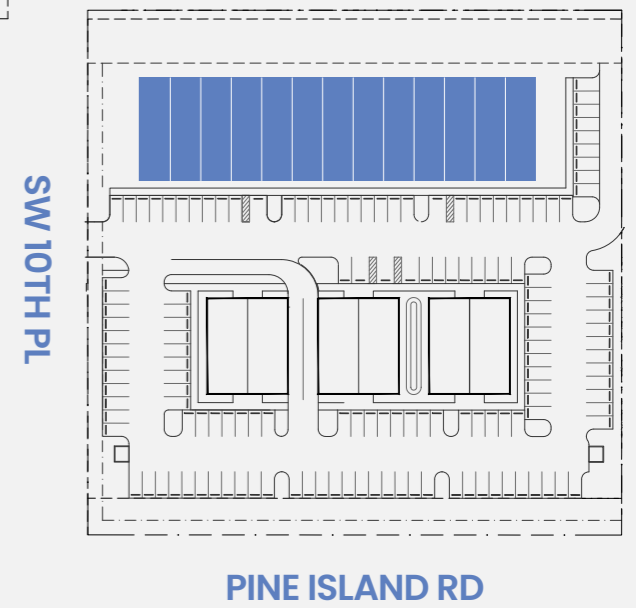
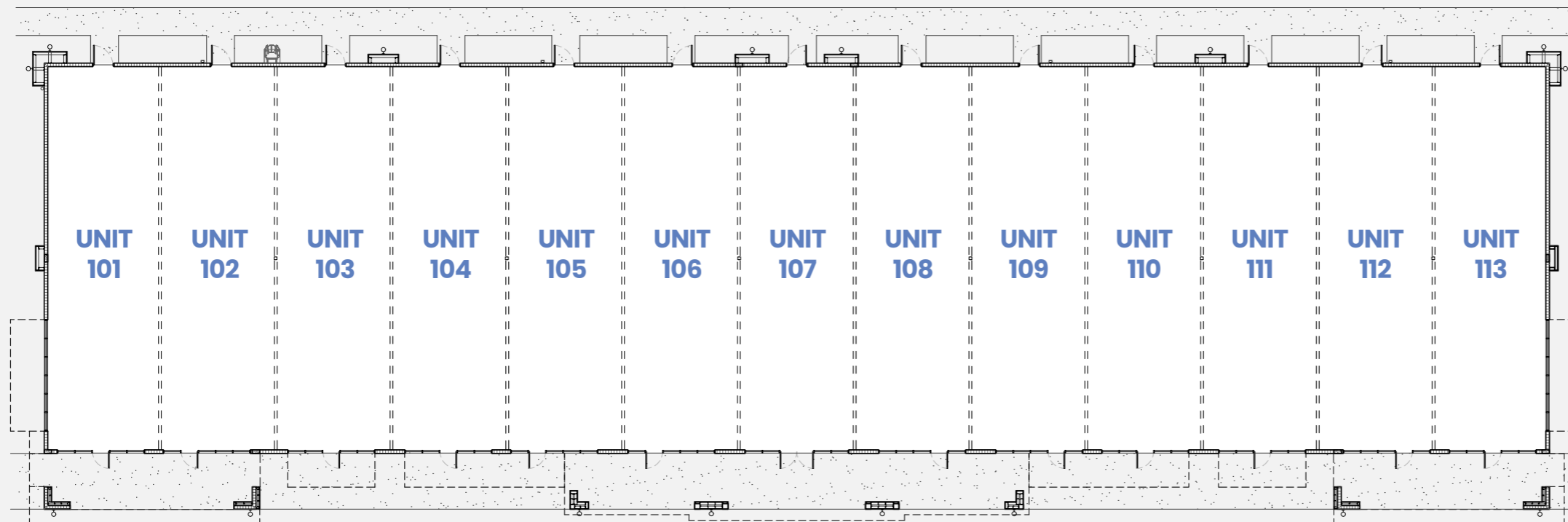
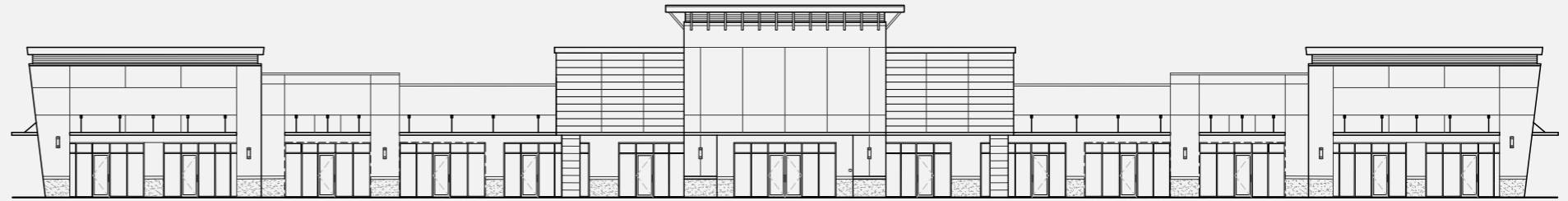
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All dimensions are approximate and subject to normal construction variances and tolerances.

BUILDING #1
Floor Plan

Tenant Space
1,453 – 18,871 SQ. FT.



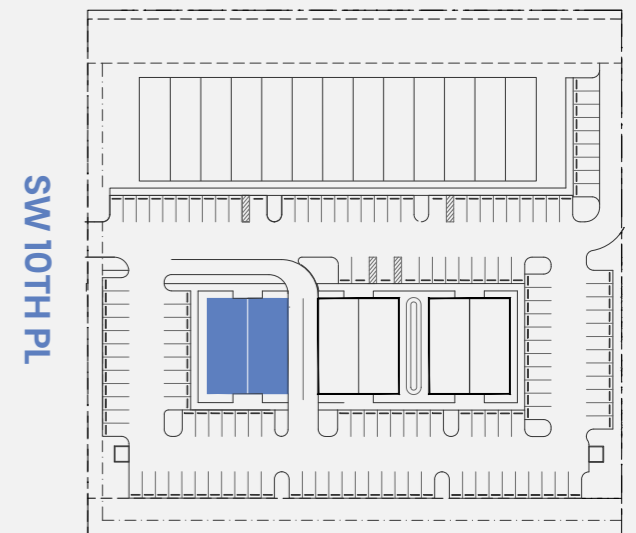
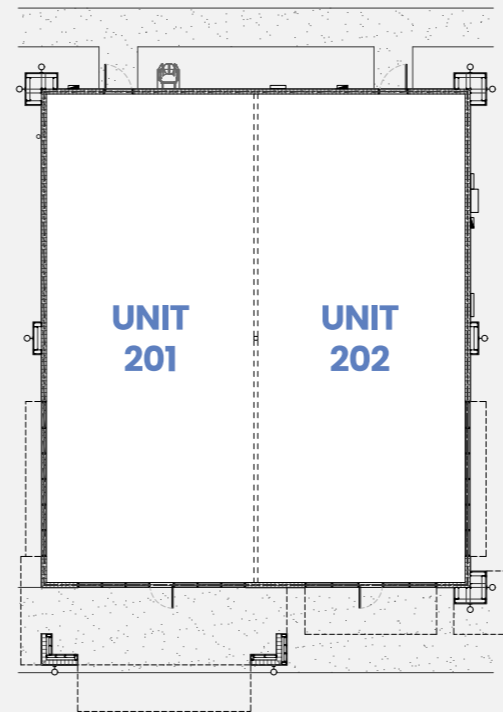
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BUILDING #2
Floor Plan

Tenant Space
1,780 – 3,575 SQ. FT.



SW 10TH PL

PINE ISLAND RD

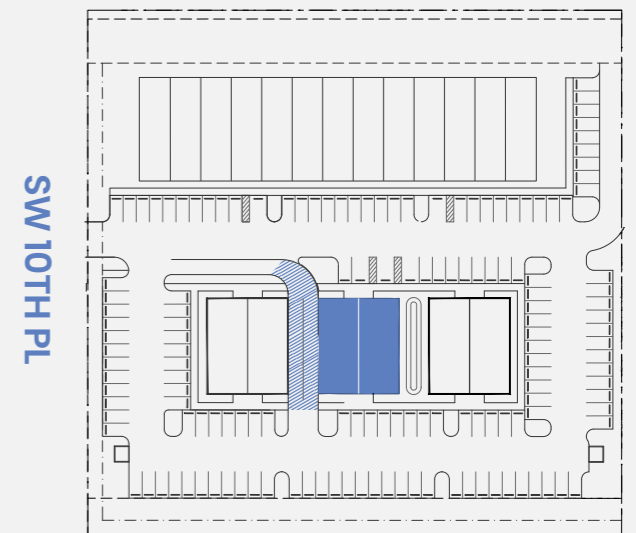
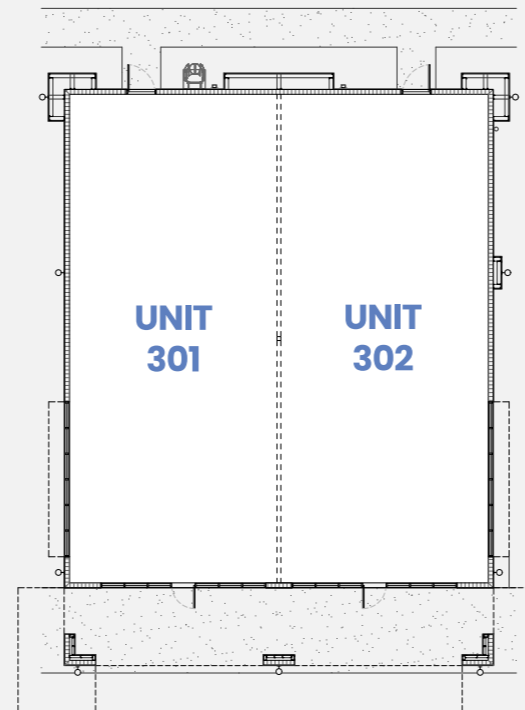
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BUILDING #3
Floor Plan

Tenant Space
1,780 – 3,575 SQ. FT.
DRIVE THRU



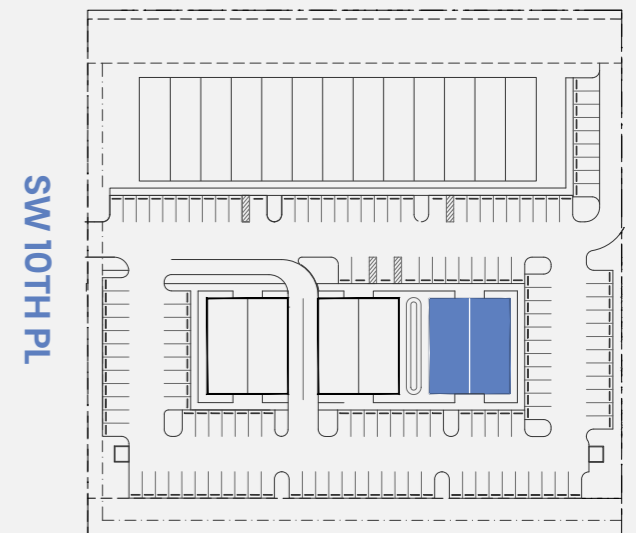
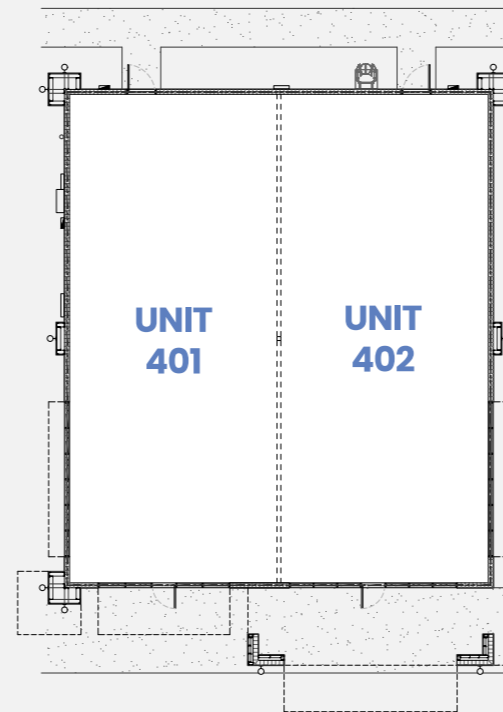
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BUILDING #4
Floor Plan

Tenant Space
1,780 – 3,575 SQ. FT.



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The perfect place to set up your business is
at Shops at DEL *MAR* in Cape Coral.



SHOPS AT DEL MAR boasts a modern design and premium quality materials. As a newly built development, every aspect of the project has been carefully crafted to offer a cutting-edge and contemporary aesthetic. From the sleek architectural design to the use of high-quality materials, we have prioritized excellence and attention to detail.

**Your business will have a prime location,
at an affordable price.**



As project managers with over 25 years of experience in Florida, we have identified patterns in thriving cities and recognize the potential of the restaurant, retail, and entertainment sectors in this area.

People want in-person, memorable experiences and we are ready to offer them exactly that.

Join us in this exciting project in Cape Coral, Florida. We are ready to create an exceptional retail destination where experiences come to life!



Contact us:



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