

SHOPS
AT DEL
SOL

Find everything you need at DELSOL



1203 - 1211 NE PINE ISLAND RD, CAPE CORAL FL 33909

ABOUT THE PROJECT

SHOPS AT DEL SOL a rigorously designed shopping paradise, is dedicated to fulfilling your every need. We extend a warm invitation to join us in crafting an extraordinary retail experience that truly enchants shoppers.

Our primary objective is to establish a unique destination that revolves around upscale retail environments, along with exclusive restaurants and shops. Boasting a prime location and abundant parking, we provide an ideal setting for your business to prosper and thrive.

SHOPS AT DEL SOL strives to become a vibrant community focal point, where individuals can gather, discover, interact, and indulge in retail therapy.



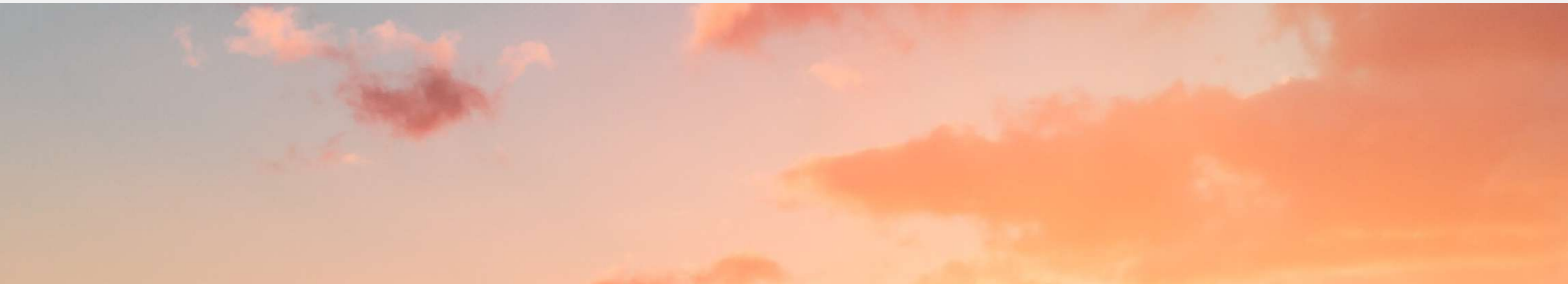
PROJECT OVERVIEW

Embark on a remarkable journey of commercial development with our project, boasting three impressive principal buildings and five standalone front buildings seamlessly connected by a convenient drive-thru.



MAIN ARCHITECTURAL DESIGN

Our shopping development has a variety of retail spaces, ranging from 1,430 to 17,403 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 Sol, where you have the flexibility to tailor the space according to your individual business requirements.



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



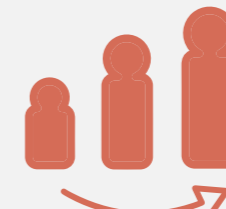
Daytime Population
5 - Mile: 128,300



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

Shops at Del Sol, where you'll discover a vibrant neighborhood plaza in the heart of Pine Island 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 Sol 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

Restaurants

- 1- Pizza Hut
- 2- Olive Garden
- 3- Five Guys
- 4- Panera
- 5- Keke's Breakfast
- 6- Tropical Smoothie
- 7- Chilli's Grill & Bar
- 8- Koto Sushi & Steakhouse Grill

- 9- Dunkin
- 10- Dairy Queen
- 11- Ali Limón Peruvian
- 12- Coco Bakery
- 13- El mazorca
- 14- Wingstop
- 15- Starbucks

Markets

- 16- Aldi
- 17- CVS
- 18- Lowe's
- 19- Walmart
- 20- Target
- 21- Publix

Essentials

- Pet Smart
- Burlington
- First Watch
- Tire Kingdom
- 7-Eleven



ARCHITECTURAL PLANS



NE 7TH TERRACE

NE 7TH STREET

NE 13TH AVENUE

NE 10TH PLACE

PINE ISLAND RD

ARCHITECTURAL SITE PLAN

Building #1:
4,200 SQ. FT.
OUTDOOR SEATING / DRIVE THRU

Building #2:
5,991 SQ. FT.
OUTDOOR SEATING

Building #3:
11,220 SQ. FT.
OUTDOOR SEATING

Building #4:
3,360 SQ. FT.
OUTDOOR SEATING / DRIVE THRU

Building #5:
1,800 SQ. FT.

Building #6:
16,860 SQ. FT.

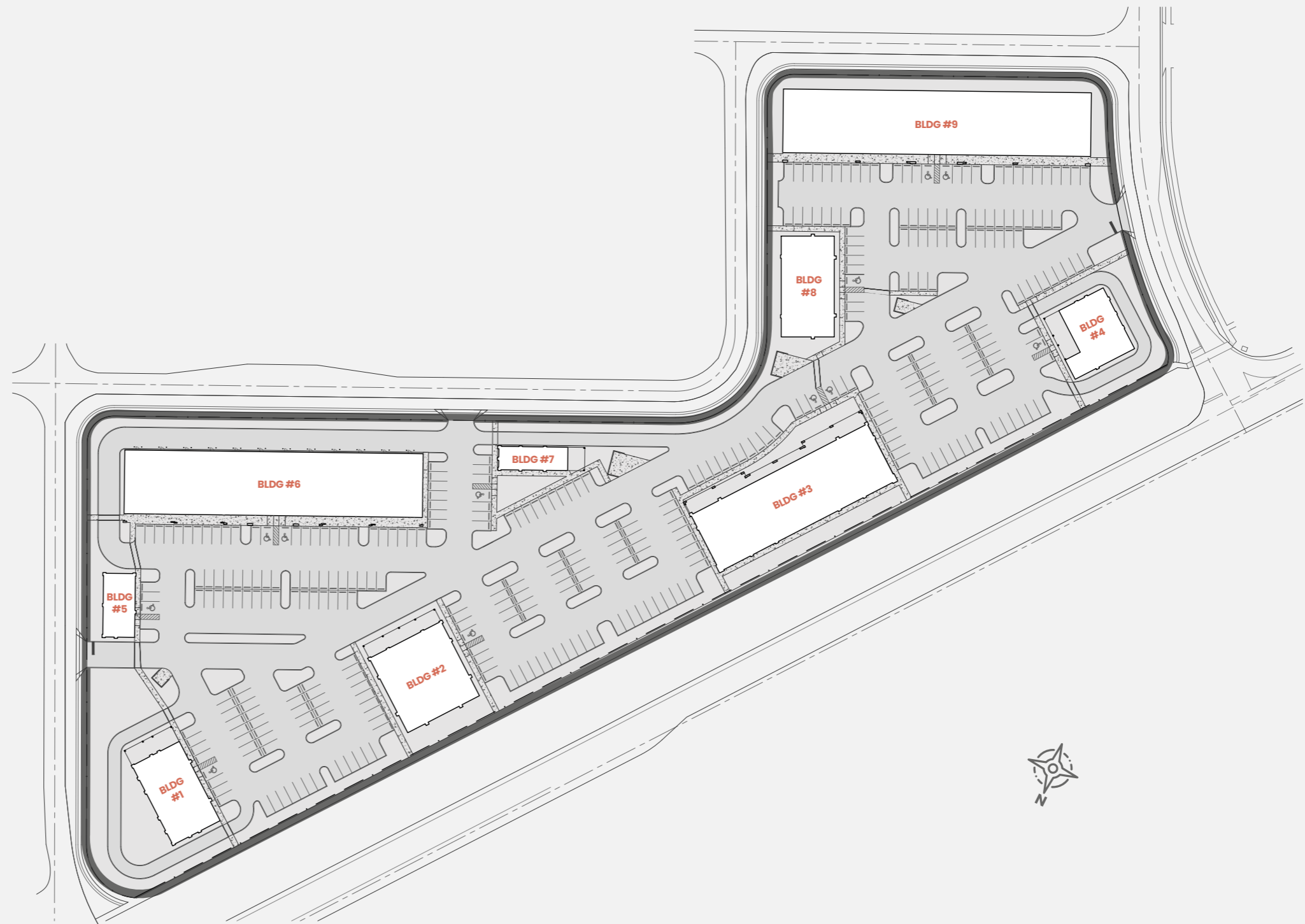
Building #7:
1,430 SQ. FT.
OUTDOOR SEATING / DRIVE THRU

Building #8:
4,750 SQ. FT.

Building #9:
17,403 SQ. FT.

Address: 1203 - 1211 NE PINE ISLAND
RD, CAPE CORAL FL 33909
Total Space Available: 73,585 +/- SF

Land Size: 335.065 SF // 7.70 ACRES
Zoning: CC (City of Cape Coral)
Traffic Count: 47,500 AADT



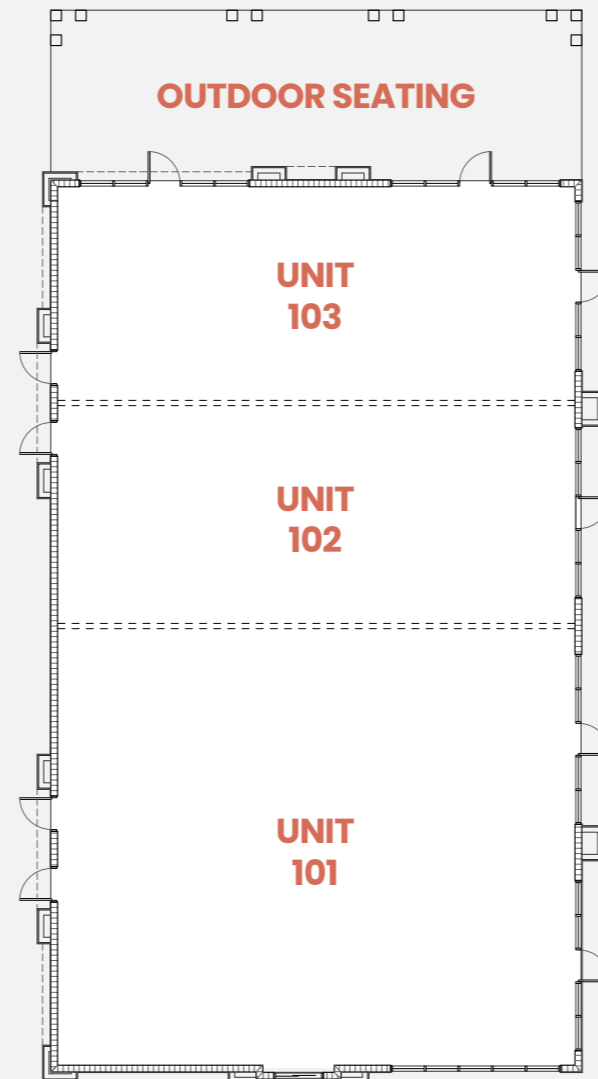
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All dimensions are approximate and subject to normal construction variances and tolerances.

BUILDING #1
Floor Plan

Tenant Space
1,050 - 4,200 SQ. FT.
OUTDOOR SEATING
DRIVE THRU



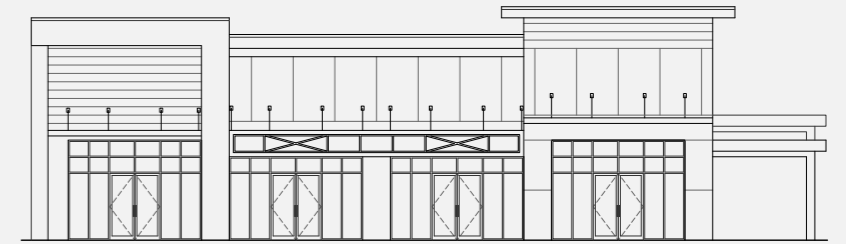
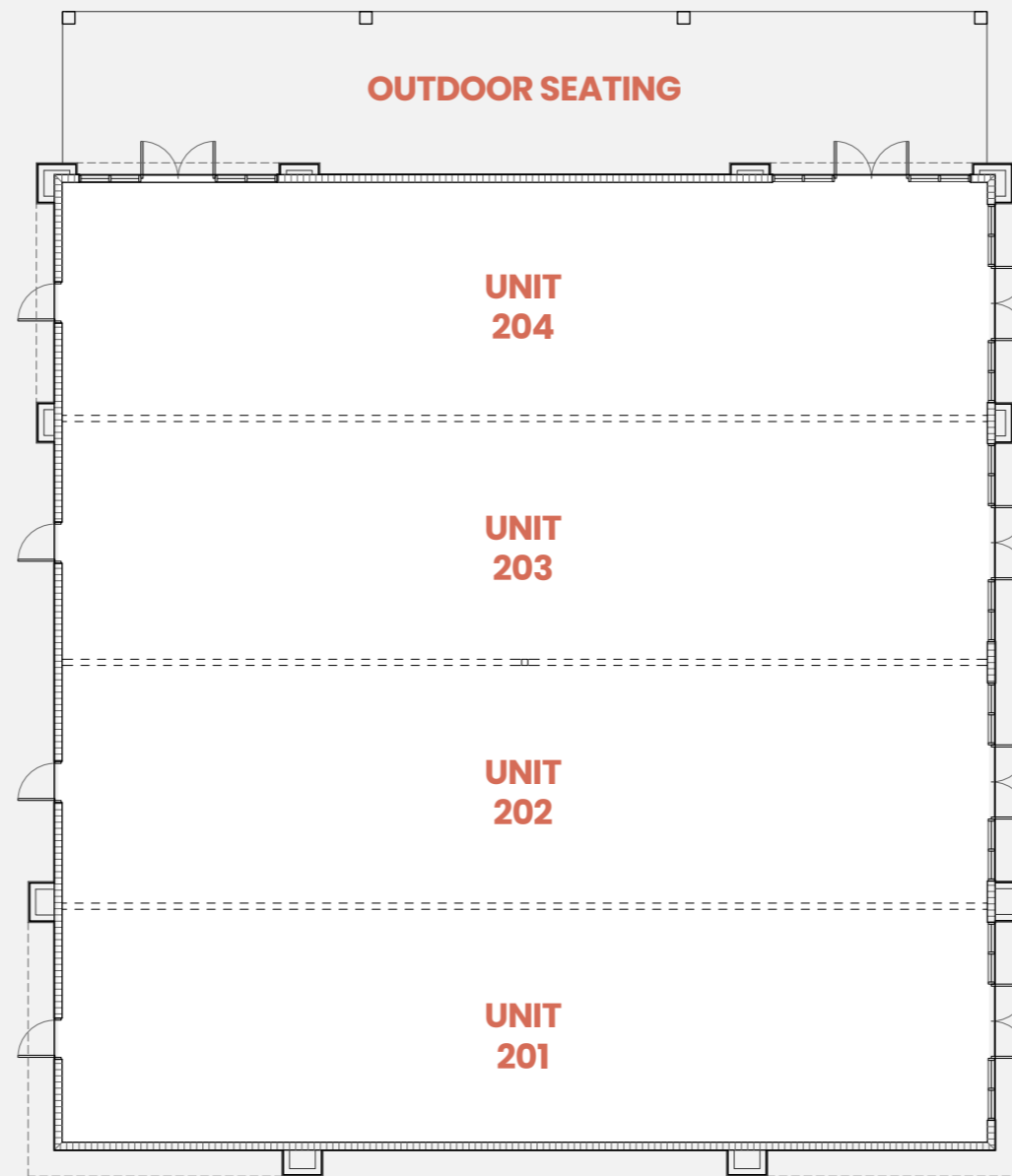
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BUILDING #2
Floor Plan

Tenant Space
1,498 - 5,991 SQ. FT.
OUTDOOR SEATING



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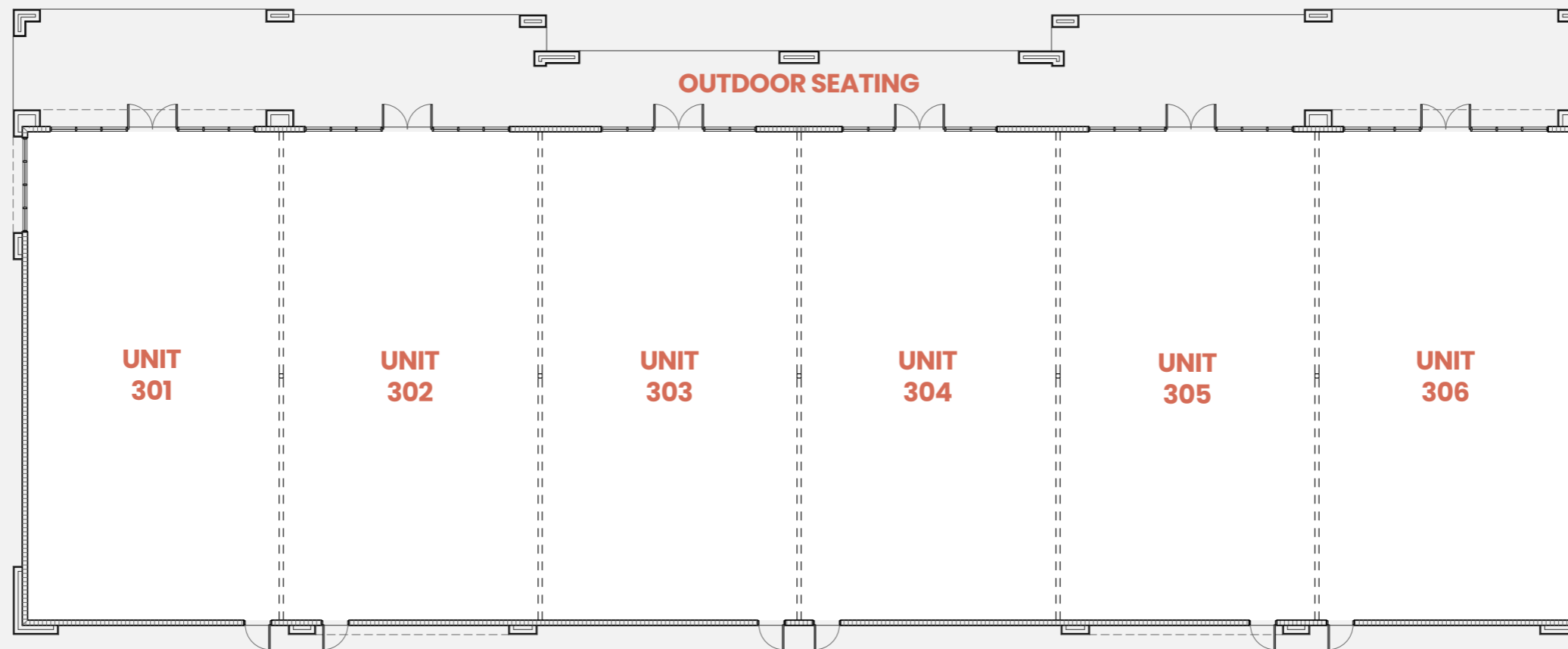


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BUILDING #3
Floor Plan

Tenant Space
1,870 - 11,220 SQ. FT.
OUTDOOR SEATING



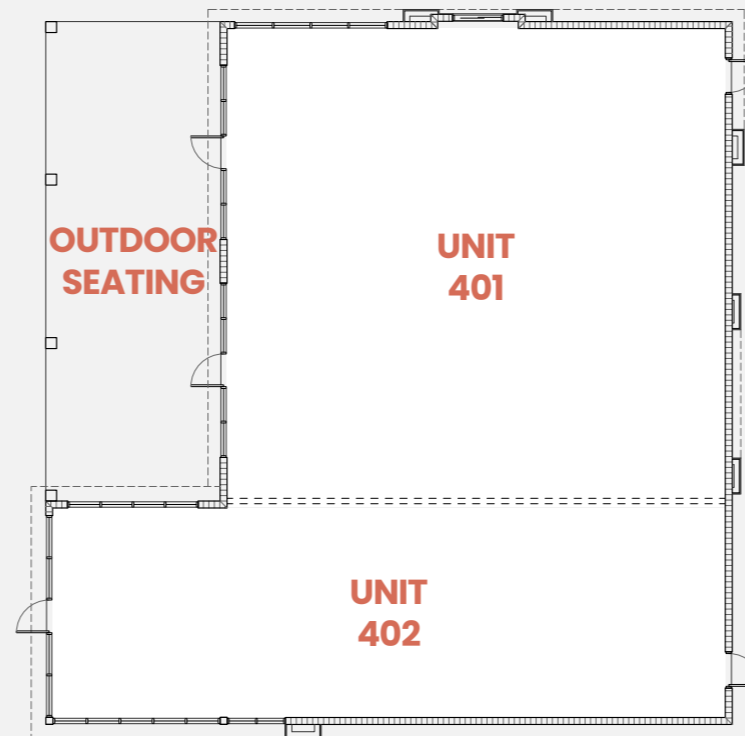
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BUILDING #4
Floor Plan

Tenant Space
1,292 – 3,360 SQ. FT.
OUTDOOR SEATING
DRIVE THRU



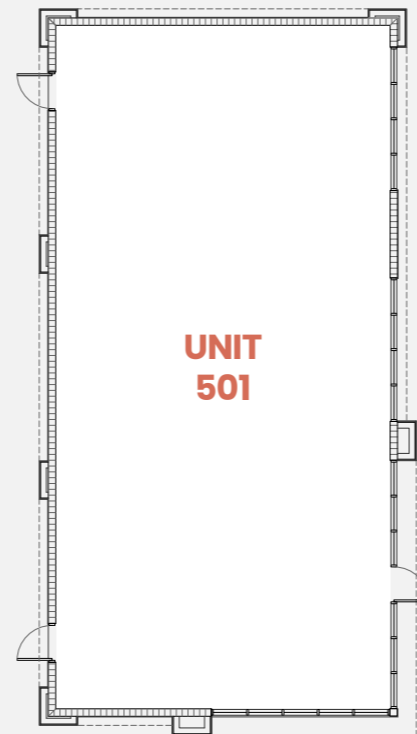
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BUILDING #5
Floor Plan

Tenant Space
1,800 SQ. FT.



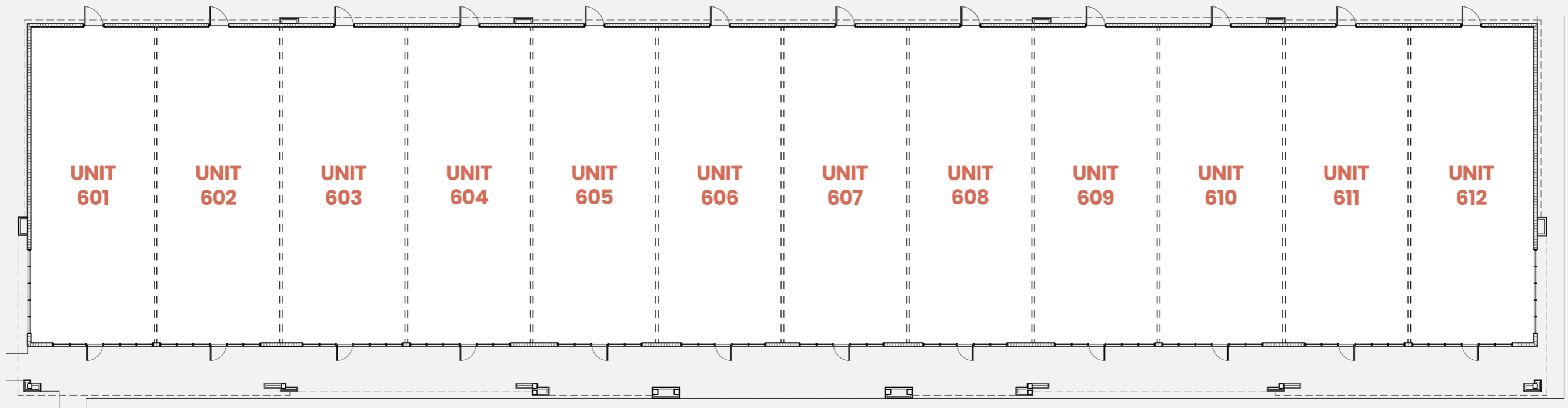
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BUILDING #6
Floor Plan

Tenant Space
1,400 – 16,860 SQ. FT.



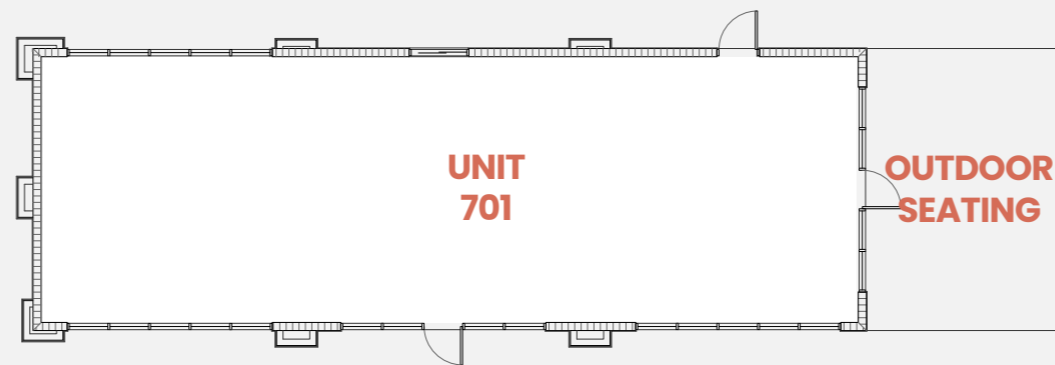
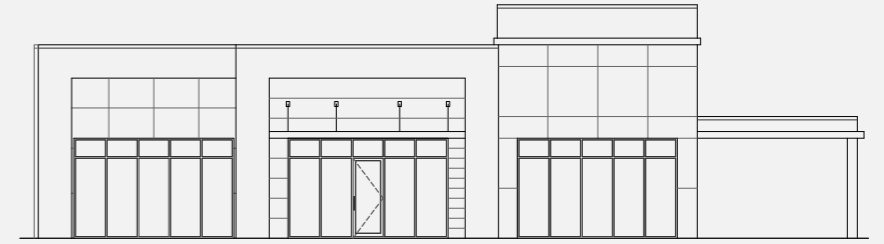
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BUILDING #7
Floor Plan

Tenant Space
1,430 SQ. FT.
OUTDOOR SEATING
DRIVE THRU



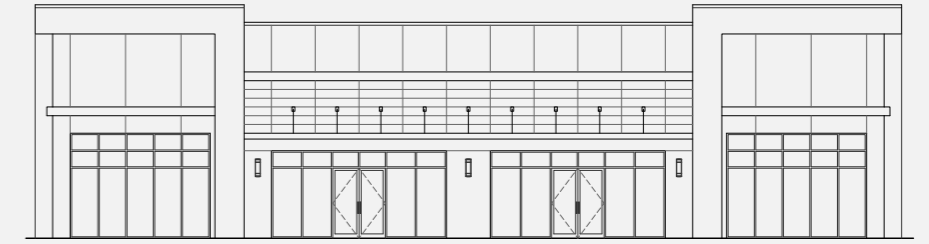
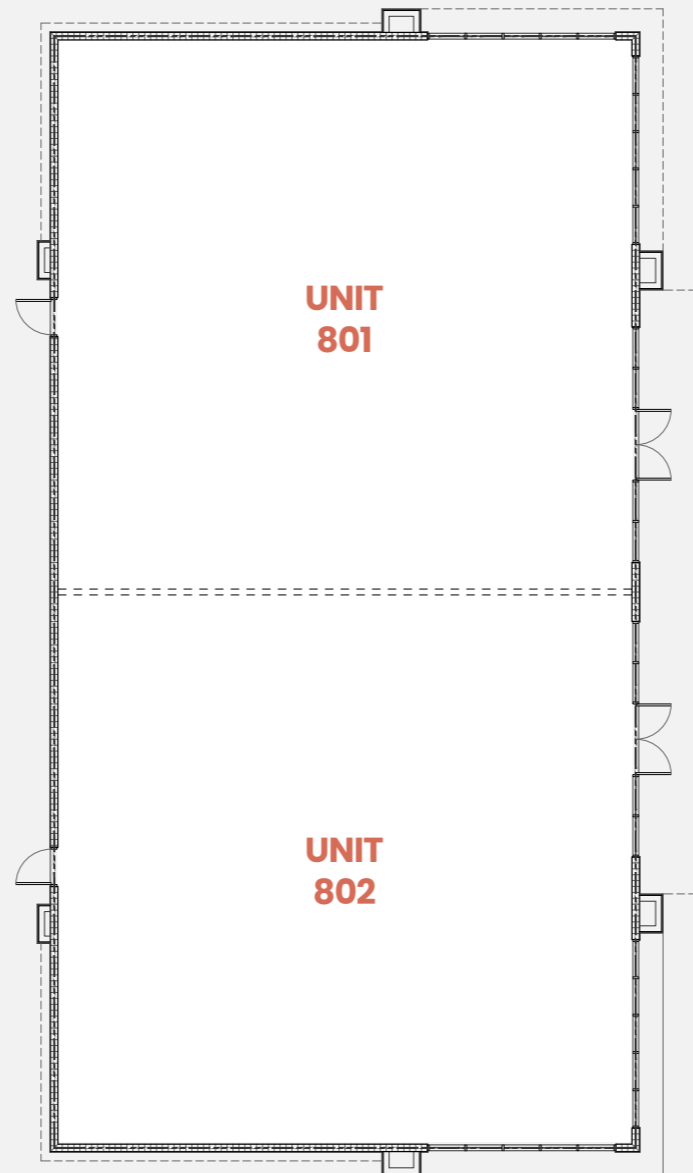
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BUILDING #8
Floor Plan

Tenant Space
2,375 – 4,750 SQ. FT.



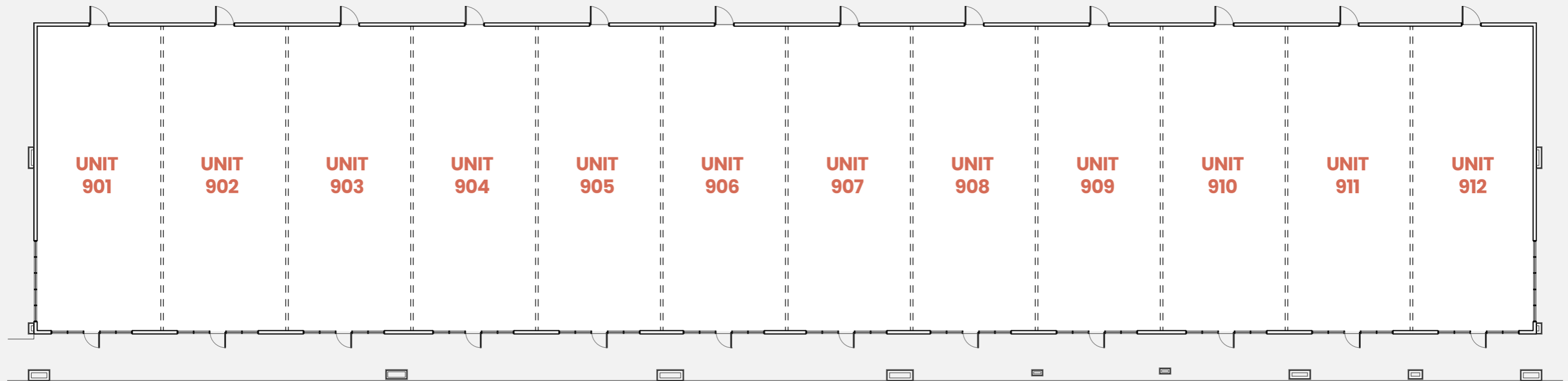
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BUILDING #9
Floor Plan

Tenant Space
1,446 – 17,403 SQ. FT.



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SHOPS AT DEL SOL showcases a sleek and modern design complemented by top-notch materials. As a recently constructed development, every facet of the undertaking has been meticulously fashioned to present a state-of-the-art and contemporary allure. From the elegant architectural design to the utilization of premium materials, we have placed utmost emphasis on excellence and meticulousness.

Your business will enjoy a coveted prime location, all at an affordable price point.



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:



www.tlddeveloper.com
(239) 737 4876
info@tlddeveloper.com

19300 W Dixie Hwy, Suite 4,
Aventura, FL 33180