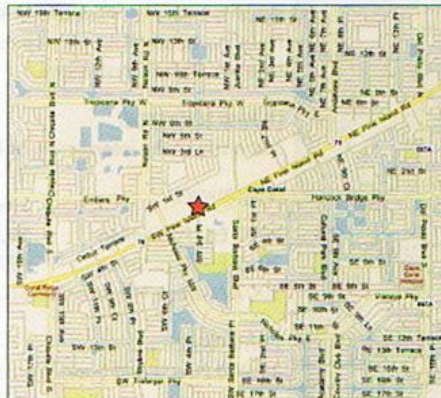


SANTA PINES

CAPE CORAL, FL

FOR LEASE
450,000 SF
AVAILABLE



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PROPERTY DESCRIPTION:

A true power center with approximately 450,000 SF of retail space and out parcels available. Right at the intersection of Pine Island and Hancock Bridge. Take advantage of the incredible traffic counts and the co-tenancy that this center will draw. Demographics for that area are incredible and the draw from the under served commercial Cape Coral Market. Over 167,000 population in Cape Coral with less than 8% land designated commercial in the market. Join these retailers on Pine Island Road: Kohls, Publix Supermarket, Home Depot, Neighborhood Wal-Mart, Sports Authority, Petsmart, Circuit City, Staples, BJ's, Linen N' Things, and more.



LOCATION DESCRIPTION:

Just north of the intersection of Pine Island Rd and Hancock Bridge Pkwy.

DEMOGRAPHICS:

	3 mile	3 mile	10 mile	15 mile
2007 Est. Population	39,231	121,632	317,994	420,621
2012 Est. Population	49,909	150,609	372,723	490,181
2007 Average HH Income	\$62,287	\$61,924	\$60,290	\$62,273

TRAFFIC COUNTS:

39,900 Pine Island Road West of Del Prado Blvd (2006 AADT)