

The Shops at Cape Crossing

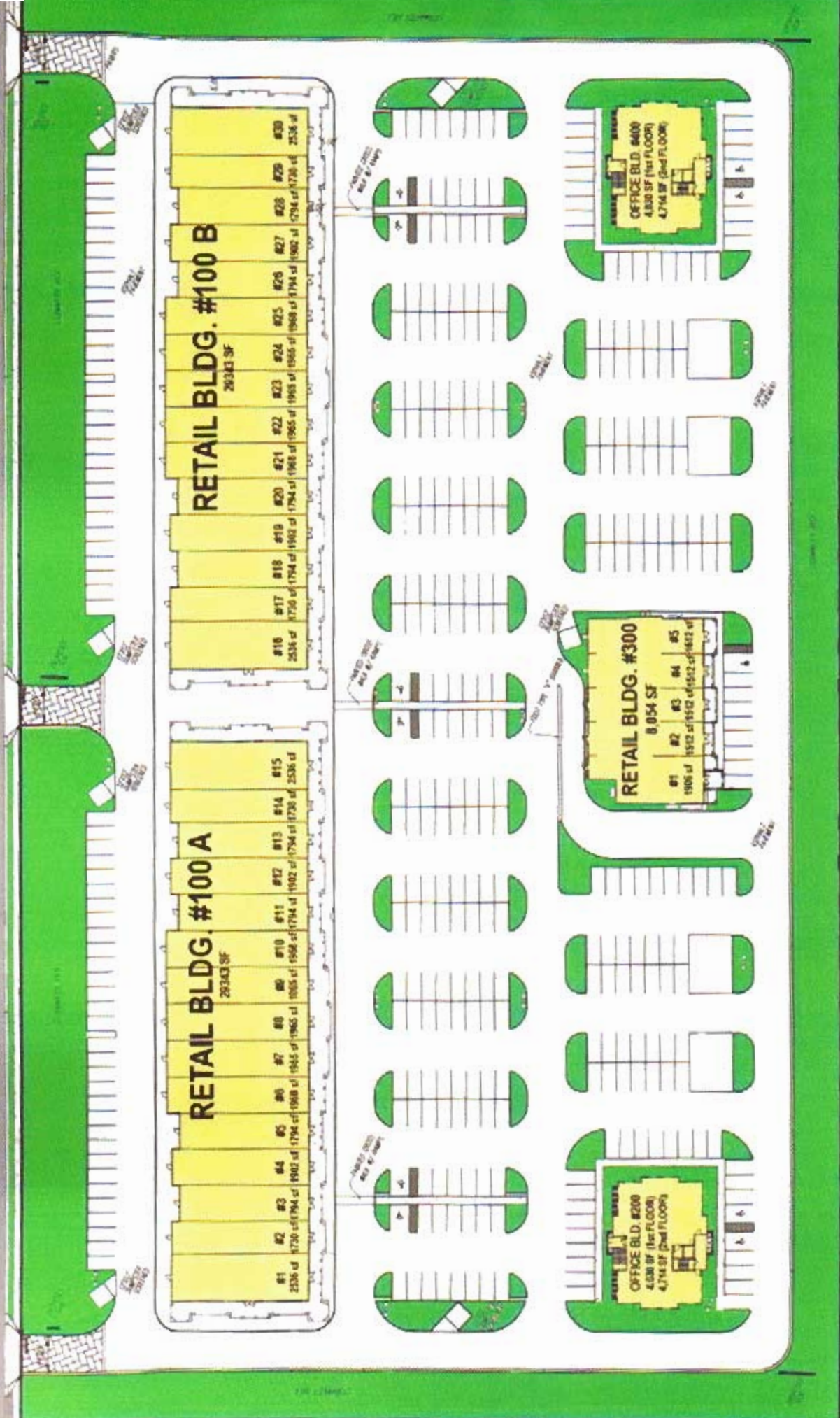
1137 Pine Island Rd. SW

Cape Coral FL 33991



- **Prime Retail and Office Space 84,300 Square Feet** —29,300 sf contiguous
 - 58,700 sf mixed retail and office
 - 17,500 sf office
 - 8,100 sf retail
- **\$22 to \$30/ Sq. Ft. NNN Plus \$4.50 Sq. Ft. CAM**
- **Excellent Exposure: Pine Island Rd. Frontage** —25,000 vehicles per day
- **Pylon and Building Signage, Attractively Landscaped**
- **Ample Parking**—386 spaces, City Water and Sewer
- **102,000 population within 5 miles; \$52,000 average household income**
- **Located at (soon to be) Signalized Intersection with Skyline Blvd. and Recently Completed 4-lane State Highway 78 (Pine Island Road)**
- **Close to Carrabba's Italian Grill, Crab Shack, Bone Fish, Famous Dave's Barbeque, Kohl's and Wal-Mart Neighborhood Market**
- **Centrally Located - easy access to Cape Coral, Matlacha, Pine Island Within minutes of Cape Harbor, Tarpon Point, and Burnt Store Marina**

CEITUS TERRACE



PINE ISLAND ROAD (SR 78)

Shops at Cape Crossing

Demographic Overview

	With drive time of 10 Minutes:	Within radius of 5 Miles:
Population		
2005 Estimate	95,932	101,765
2010 Projection	119,411	127,038
Households		
2005 Estimate	36,046	37,400
2010 Projection	44,246	46,171
2005 Population & Households		
Household Income		
Income \$ 0 - \$9,999	5.7%	4.9%
Income \$ 10,000 - \$19,999	10.4%	8.9%
Income \$ 20,000 - \$29,999	12.2%	11.8%
Income \$ 30,000 - \$39,999	13.7%	13.8%
Income \$ 40,000 - \$49,999	13.2%	13.1%
Income \$ 50,000 - \$59,999	11.0%	11.4%
Income \$ 60,000 - \$74,999	12.8%	14.3%
Income \$ 75,000 - \$99,999	11.5%	12.5%
Income \$100,000 - \$124,999	4.8%	4.9%
Income \$125,000 - \$149,999	1.9%	2.0%
Income \$150,000 +	2.8%	2.3%
Average Household Income		
	\$52,293	\$52,359
Median Household Income	\$45,936	\$47,996
Per Capita Income	\$20,045	\$19,648
Population by Sex		
Female Population	50.8%	50.9%
Male Population	49.2%	49.1%
Marital Status		
Population over Age 15	75,612	80,017
Divorced	12.4%	11.6%
Never Married	18.8%	18.6%
Now Married	58.4%	60.1%
Separated	4.2%	3.9%
Widowed	6.0%	5.6%

	With drive time of 10 Minutes:	Within radius of 5 Miles:
Family Status		
Lone Female Householder	16.2%	15.2%
Lone Male Householder	10.4%	9.2%
Lone Parent Female No Children	3.1%	3.2%
Lone Parent Female W/Children	6.9%	6.8%
Lone Parent Male No Children	0.6%	0.6%
Lone Parent Male W/Children	3.2%	3.1%
Married Couple Family No Children	28.1%	29.2%
Married Couple Family W/Children	25.4%	26.7%
Non-Family Female Head W/Children	0.1%	0.1%
Non-Family Male Head W/Children	0.3%	0.2%
Length of Residence		
Stability (% In Res 5+ Yrs)	28.6%	29.7%
Turnover (% Yearly)	20.5%	20.6%
Population by Age		
Age 0 - 4	6.8%	6.8%
Age 5 - 13	12.9%	13.1%
Age 14 - 17	5.7%	5.8%
Age 18 - 19	2.6%	2.6%
Age 20 - 24	5.7%	5.6%
Age 25 - 34	12.3%	12.2%
Age 35 - 44	15.0%	15.0%
Age 45 - 54	13.6%	13.6%
Age 55 - 64	9.6%	9.6%
Age 65 - 74	7.7%	7.7%
Age 75 - 84	5.8%	5.8%
Age 85 +	2.3%	2.3%

Current year data is for the year **2005**, 5 year projected data is for the year **2010**.

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