

**SHOPS AT *DEL SOL***  
**1203 NE PINE ISLAND RD**  
**CAPE CORAL, FLORIDA 33909**



**FOR LEASE**

*Contact Us:*  
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1203 NE PINE ISLAND RD CAPE CORAL, FLORIDA 33909

New Construction For Lease

Pine Island Road (SR 78) | 53,500 AADT

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# Commercial Corridor

**Shops at Del Sol**



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# Site Plan



**PHASE 2**  
~1.56 AC  
- FLEXIBLE OPTIONS  
- BUILD TO SUIT  
- GROUND LEASE

Bld. 1  
3000  
SQFT

Bldg. 2A

Bldg. 2B

Bldg. 7

B.3A  
2018  
SQFT

Bldg. 3B

Bldg. 8

Bldg. 4  
4069  
SQFT

Bldg. 9  
15,960 SQFT

**MATTRESS Warehouse**



Available

Leased

Drive Thru

Ingress

Egress

Pine Island Road (SR 78) | 53,500 AADT



# Building 1 (Frontage – Hard Corner)



Available:  
Unit 101: 1,500 SQFT  
Unit 103: 1,500 SQFT  
Depth: 50' - 0"

*\*Unit footprint can  
be altered & combined\**

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# Building 3A (Frontage)



**Available:**  
**Unit 301: 2,018 SQFT**

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# Building 4 (Frontage – Hard Corner)

## Drive Thru



**Available:**

**Unit 401: ~1,333 SQFT**

**Drive Thru**

**Unit 403: ~1,333 SQFT**

**Unit 405: ~1,332 SQFT**

**\*Unit footprint can be altered & combined\***

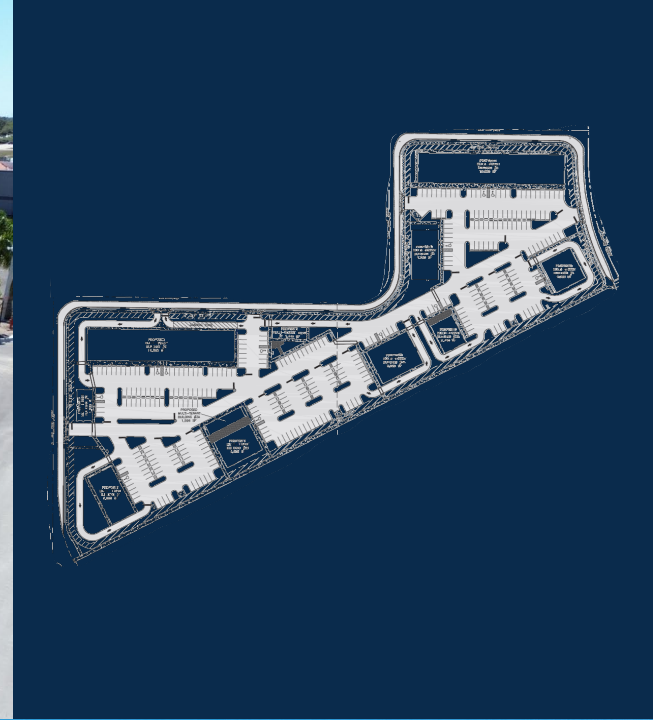
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# Building 9 (Rear lot line)



**Available**  
**15,960 SQFT Total**  
**Units 901-912: 1,330 SQFT per unit**  
**\*Units can be combined\***  
**Depth: 57 Feet**

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Potbelly

- Chicago-born fast-casual sandwich chain
- Known for its toasted sandwiches and soups
- +500 locations across more than 30 states
  - Acquired in 2025 for ~\$566 million

SWIG

- National beverage chain w/ +150 locations
  - "Home of the Original Dirty Soda"
  - 500 locations in the coming years

Mattress Warehouse

- Founded in 1989
- Over 520 locations across America
  - Offering a wide selection of mattresses and accessories

James and Sons Tobacconists

- Family-owned cigar bar based in NY State
- Exclusive supplier to the Belmont Stakes
- Walk-in humidor, lounge, and outdoor seating



### Chicken Salad Chick

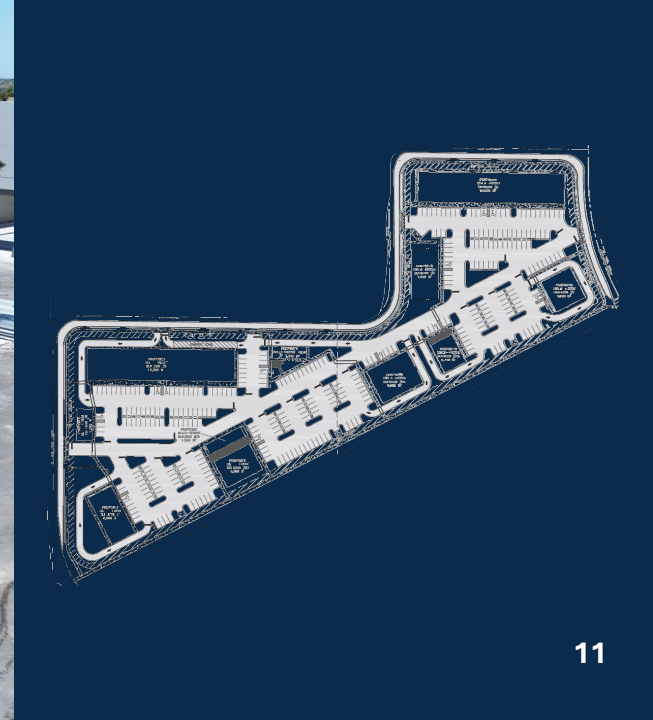
- Unique fast-casual restaurant chain that specializes almost exclusively in chicken salad
  - Founded in 2008 in Auburn, Alabama
- Over 300 locations across more than 20 states

### Burrito Shak

- Fast-casual "Fresh Mex" restaurant chain
- Known for its Baja-style menu and surf vibe
  - Founded in 2015,
  - +20 locations across multiple states

### Ginza Sushi

- Sit-down Japanese restaurant
- Multiple locations across SWFL
  - 10+ years operating
  - 200+ seat dining space



# Phase 2



- PHASE 2**
- 1.56 ACRES
  - BUILD TO SUIT
  - GROUND LEASE
  - UP TO 18,600 SQFT GLA
  - FLEXIBLE DELIVERY

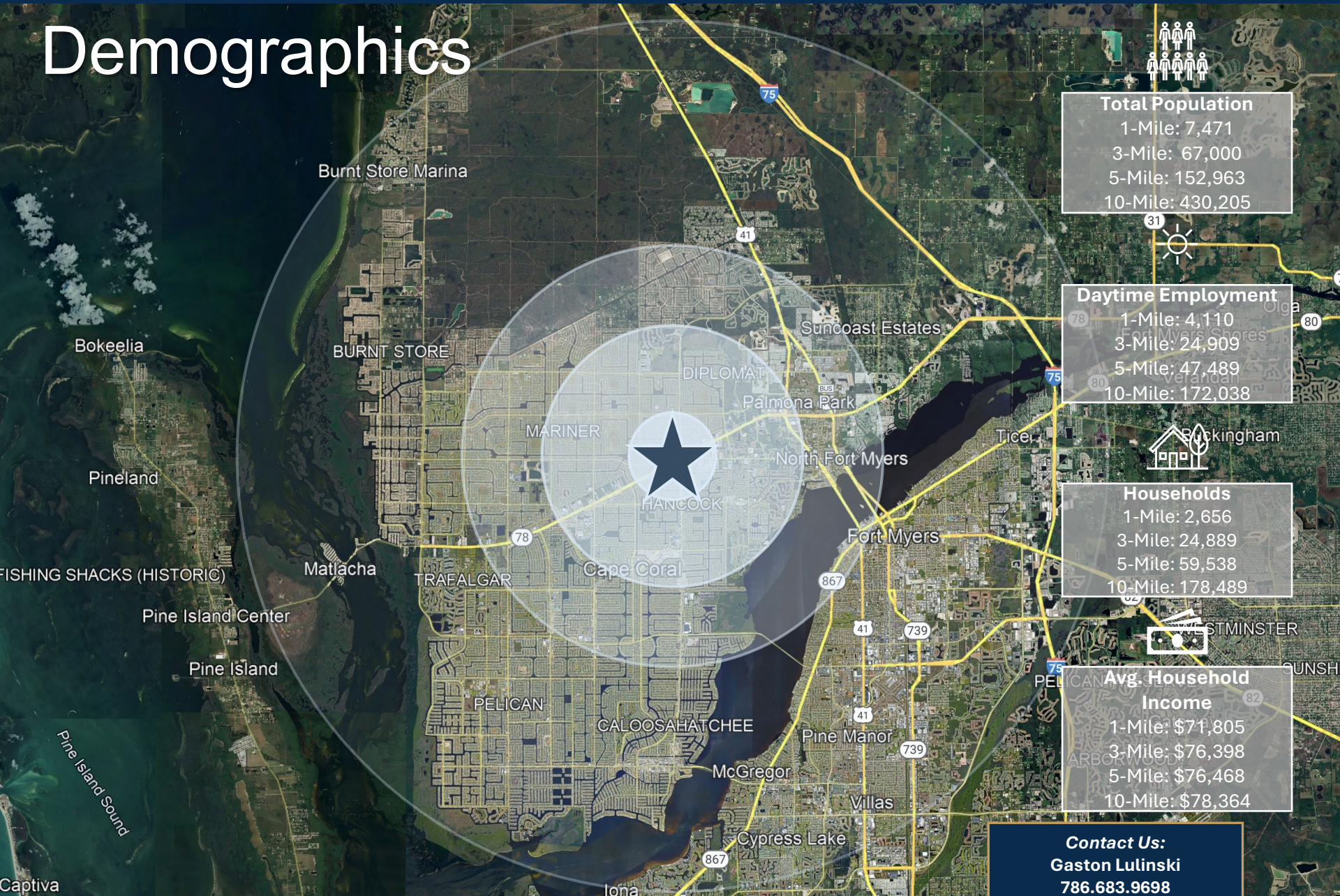


# Aerial



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# Demographics



**Total Population**

- 1-Mile: 7,471
- 3-Mile: 67,000
- 5-Mile: 152,963
- 10-Mile: 430,205



**Daytime Employment**

- 1-Mile: 4,110
- 3-Mile: 24,909
- 5-Mile: 47,489
- 10-Mile: 172,038



**Households**

- 1-Mile: 2,656
- 3-Mile: 24,889
- 5-Mile: 59,538
- 10-Mile: 178,489



**Avg. Household Income**

- 1-Mile: \$71,805
- 3-Mile: \$76,398
- 5-Mile: \$76,468
- 10-Mile: \$78,364

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