

Stunning Class A Medical/Professional Building Sale or Lease

Tuscan Place, 326 Del Prado Blvd North, Cape Coral, FL 33909



Property:

- Three-story, 21,000± SF medical/professional office building comprising 7,000+/- SF each floor
- 1st floor ready to customize for medical user—impact fees paid!
- Building is ready to be custom tailored to user's specifications
- Located in high-growth corridor
- High traffic counts: 30,600 (AADT 2007)
- PID #: 07-44-24-C3-01501.0340
- Adjacent to Cape Coral Hospital and many other medical service providers

Large open space...High vaulted ceilings...Mediterranean-style architecture...

Tuscan Place will truly be a reflection of your quality business or practice!

Lease: Starting at \$18 PSF + CAM
Sale: \$195 PSF



Cape Coral 33909

Population (2008)	170,074
Population Density	1027.91
Households	67,470
Households Avg Income	\$67,918
Total Population Median Age	42.6

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