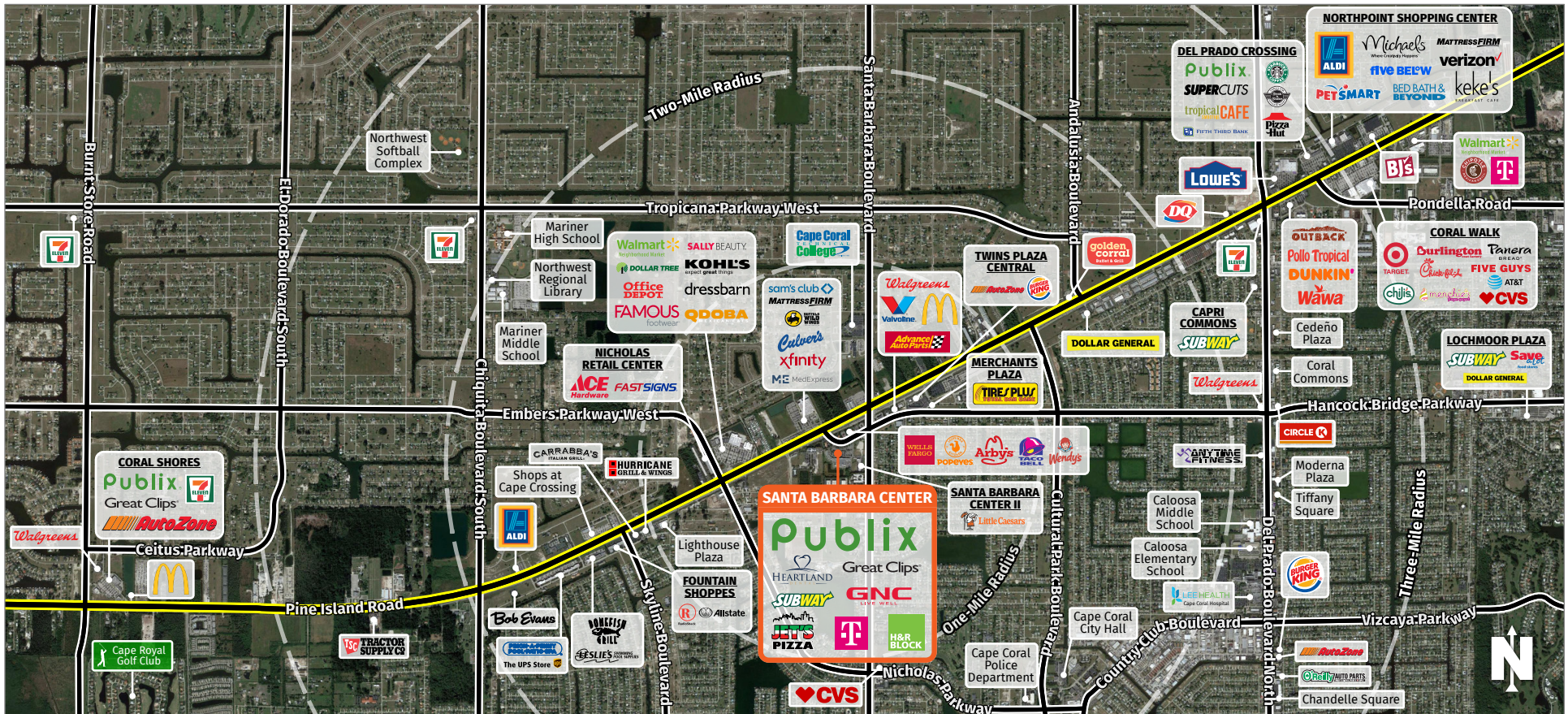




SANTA BARBARA CENTER

100 Hancock Bridge Parkway West, Cape Coral, FL 33991

CAPE CORAL, FL

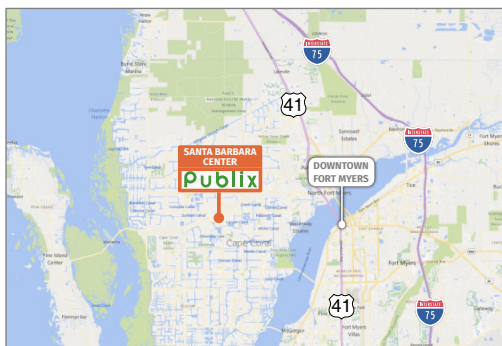


MARKET: Cape Coral - Fort Myers MSA

COUNTY: Lee

GLA: ±87,917 SF

TRAFFIC COUNT: ±23,000



- Santa Barbara Center is a Mid Cape Coral neighborhood center anchored by a ±55,999-square-foot Publix.
- The center is located at the intersection of Pine Island Road and Santa Barbara Drive, providing exceptional access to customers across the Cape Coral peninsula and a direct route to Interstate 75, approximately 12 miles east of the center.
- Tenants benefit from an affluent trade area and a multitude of nearby homes, schools, and apartments.
- The Publix boasts strong sales and generates more traffic than a typical store, further contributing to the neighboring tenants' success.

MEREDITH VOGEL | LEASING AGENT

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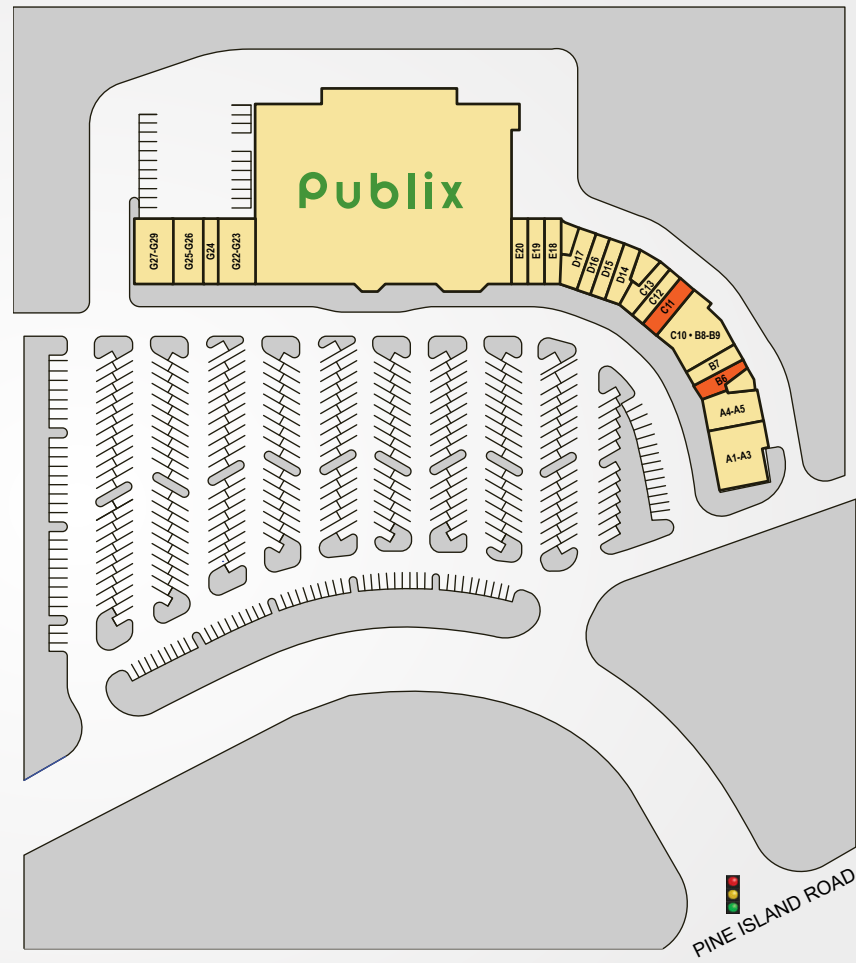
SANTA BARBARA CENTER

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SANTA BARBARA CENTER

TENANTS	UNIT	SIZE
Heartland Dental	A1-A3	3,900 SF
T-Mobile	A4-A5	2,175 SF
Available	B6	975 SF
Ear-Tronics	B7	1,050 SF
Cuban Café	B8-B9 • C10	3,210 SF
Available	C11	1,260 SF
Money Corner	C12	960 SF
Umi Sushi House	C13	1,204 SF
Great Clips	D14	1,204 SF
Pack & Send Gifts	D15	960 SF
VY Nails	D16	1,120 SF
Subway	D17	1,210 SF
China Express	E18	1,140 SF
GNC	E19	1,225 SF
Frankie's Liquor	E20	1,225 SF
Publix	NA	55,999 SF
CORA Physical Therapy	G22-G23	2,413 SF
Jet's Pizza	G24	1,437 SF
H&R Block	G25-G26	2,100 SF
Rib City Grill	G27-G29	3,150 SF



100 Hancock Bridge Parkway West, Cape Coral, FL 33991

DEMOGRAPHICS

TOTAL POPULATION

MEDIAN AGE

AVERAGE HH INCOME

1 MILE	6,703	41.3	\$53,944
3 MILES	67,728	42.1	\$65,270
5 MILES	162,158	43.5	\$68,763

Southeast Centers offers best-in-class service and value creation through diligent, return-driven property management, leasing, development, and construction management.



This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy.