



# SANTA BARBARA CENTER

100 Hancock Bridge Parkway West, Cape Coral, FL 33991

# CAPE CORAL, FL

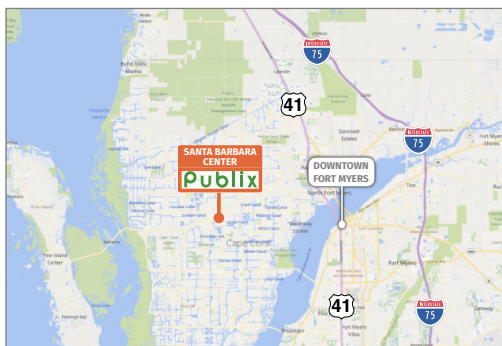


**MARKET:** Cape Coral - Fort Myers MSA

**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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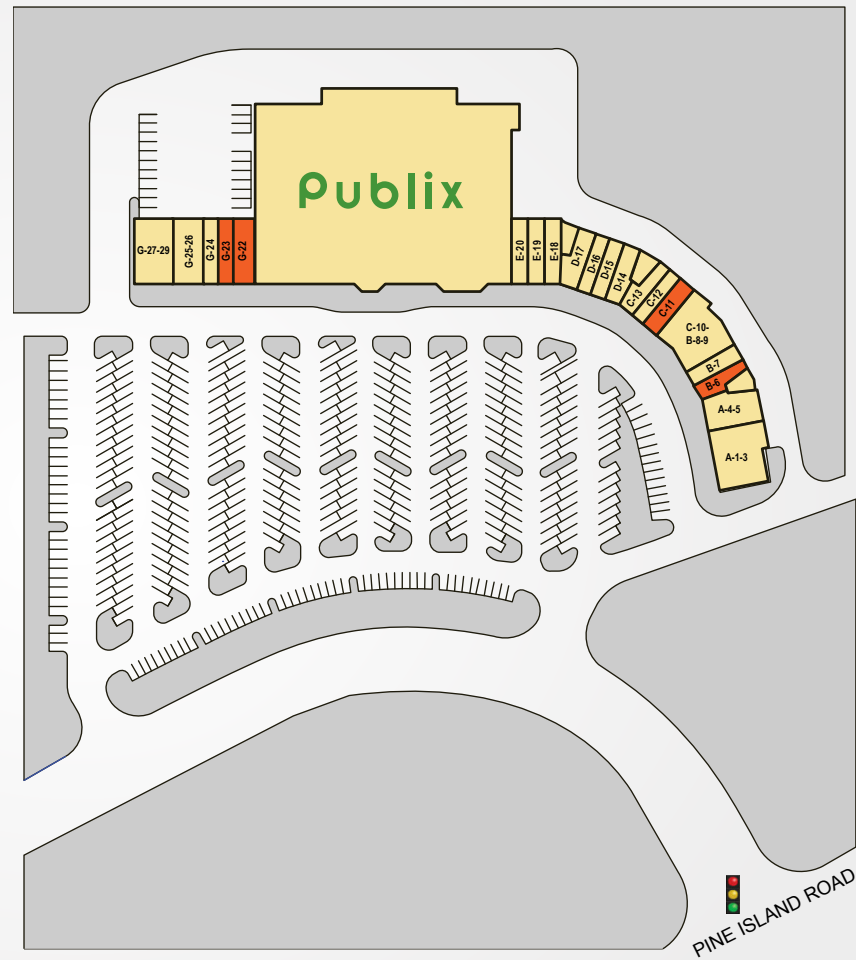
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TENANTS	UNIT	SIZE
Heartland Dental	A1-A3	3,900 SF
T-Mobile	A4-A5	2,175 SF
<b>Available</b>	<b>B-6</b>	<b>975 SF</b>
Ear-Tronics	B-7	1,050 SF
Cuban Café	B8-B9, C-10	3,210 SF
<b>Available</b>	<b>C-11</b>	<b>1,260 SF</b>
Money Corner	C-12	960 SF
Umi Sushi House	C-13	1,204 SF
Great Clips	D-14	1,204 SF
Pack & Send Gifts	D-15	960 SF
VY Nails	D-16	1,120 SF
Subway	D-17	1,210 SF
China Express	E-18	1,140 SF
GNC	E-19	1,225 SF
Frankie's Liquor	E-20	1,225 SF
Publix	NA	55,999 SF
<b>Available</b>	<b>G-22</b>	<b>1,610 SF</b>
<b>Available</b>	<b>G-23</b>	<b>803 SF</b>
Jet's Pizza	G-24	1,437 SF
H&R Block	G25-G26	2,100 SF
Rib City Grill	G27-G29	3,150 SF



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## DEMOGRAPHICS

## TOTAL POPULATION

## MEDIAN AGE

## AVERAGE HH INCOME

1 MILE	6,643	39.8	\$58,057
3 MILES	63,922	41.8	\$67,221
5 MILES	155,324	44.6	\$69,660

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.