



SANTA BARBARA CENTER

100 Hancock Bridge Parkway West, Cape Coral, FL 33991

CAPE CORAL, FL

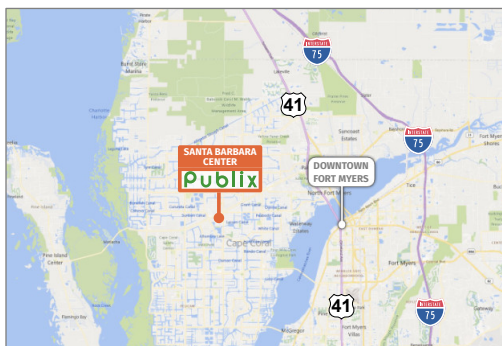


MARKET: Cape Coral - Fort Myers MSA

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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SOUTHEAST
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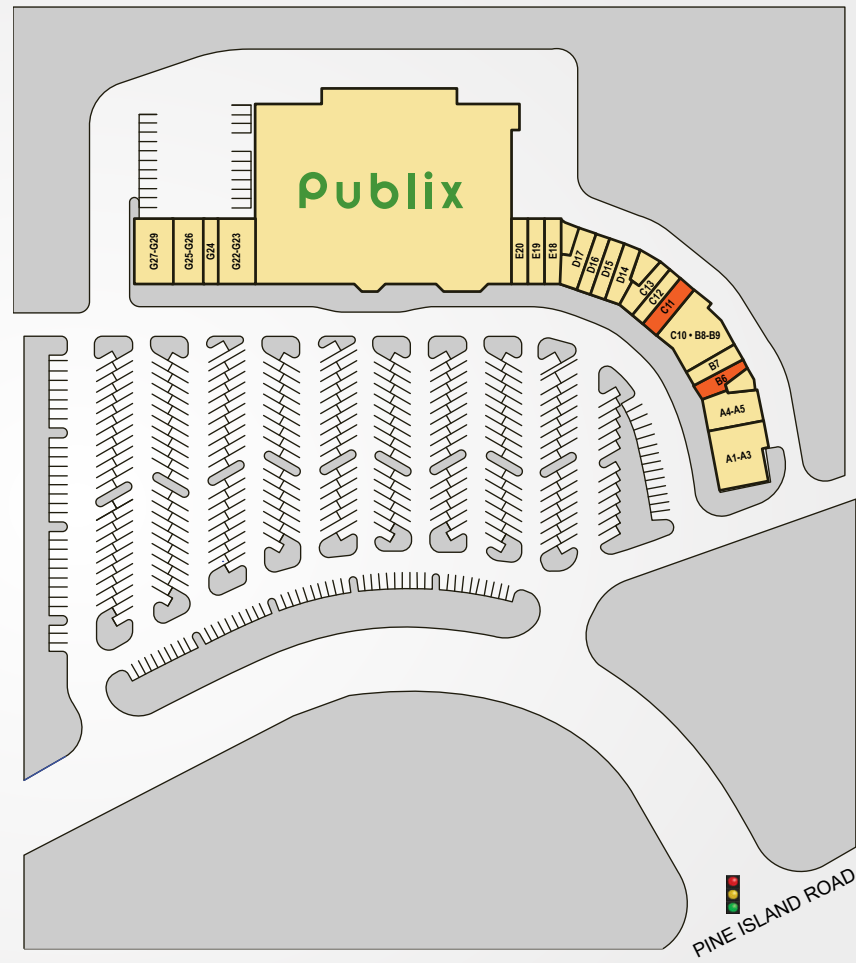
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| TENANTS | UNIT | SIZE |
|-----------------------|-------------|-----------------|
| Heartland Dental | A1-A3 | 3,900 SF |
| T-Mobile | A4-A5 | 2,175 SF |
| Available | B6 | 975 SF |
| Ear-Tronics | B7 | 1,050 SF |
| Cuban Café | B8-B9 • C10 | 3,210 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 |



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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.