



CAPE CORAL
GROVE

A VIBRANT NEW CITY CENTER FOR CAPE CORAL, FLORIDA

Welcome to Cape Coral, Florida — one of the fastest-growing cities in Southern Florida. The city now boasts double the population of Fort Myers and Naples combined as an influx of sun-lovers search for their own special slice of the idyllic southwestern Florida lifestyle.

We want to give this growing community a special place to live, work, and play. That's why we're creating Cape Coral Grove, a new mixed-use town center — anchored by a first-class national grocer — with 306,000 SF of opportunity.

Cape Coral Grove will be an anchor for Cape Coral, ushering in exciting new retail shops and restaurants, establishing boutique hotels and parks, and offering fresh opportunities for Cape Coral to come together. When all is said and done, Cape Coral Grove will be a true celebration of the community it's built to serve.



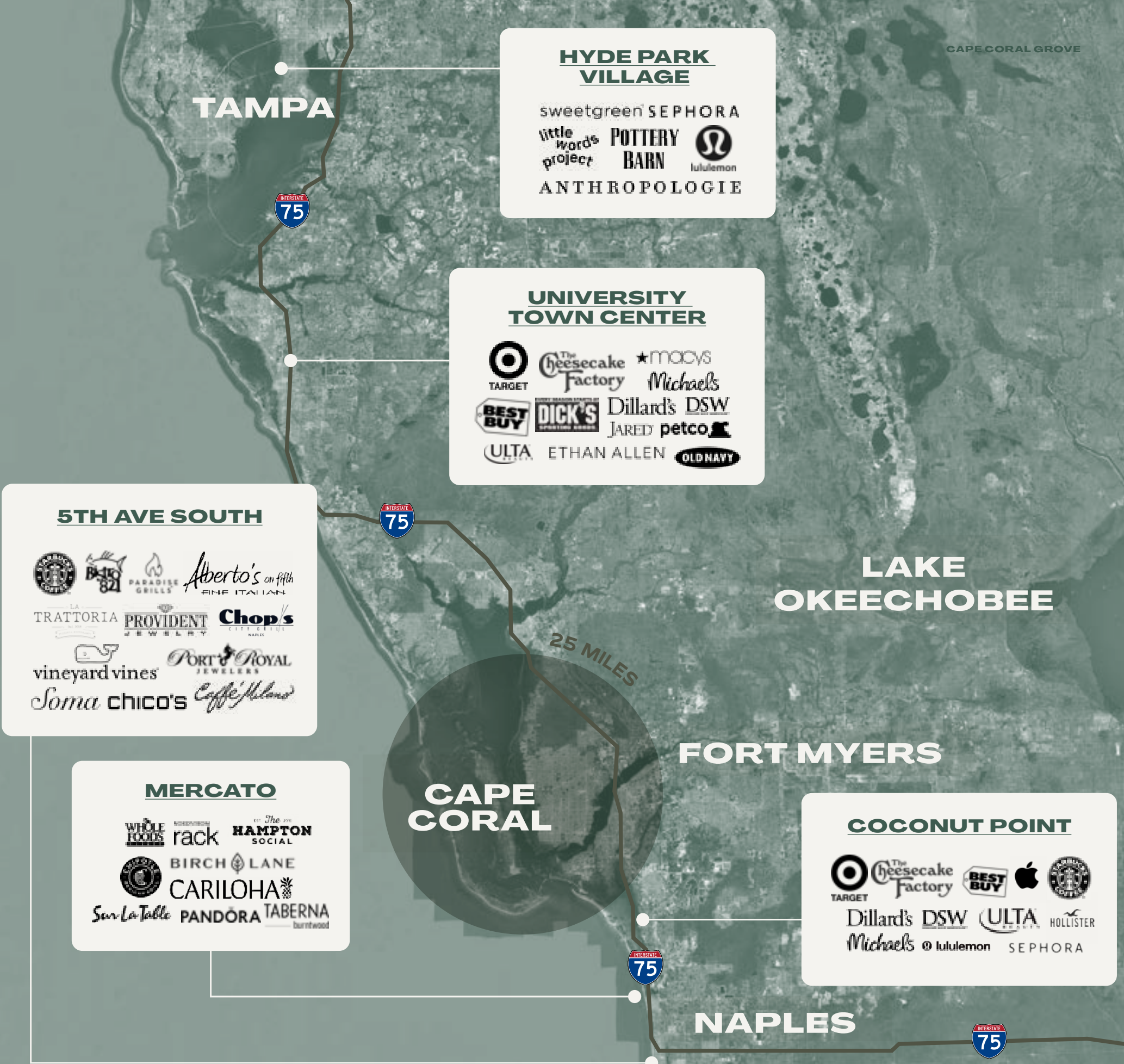
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GROVE





SOUTHWEST FLORIDA REGIONAL MAP

Southwest Florida is booming—but despite the density of retail up and down the coast, there’s a meaningful void of lifestyle retail in the 25 miles surrounding Cape Coral.



CAPE CORAL: A FAST-GROWING DESTINATION



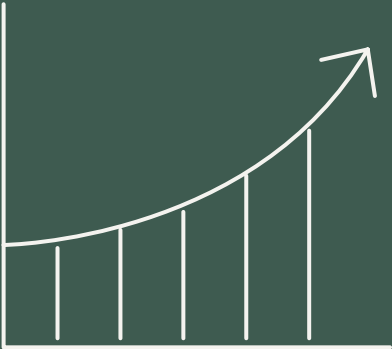


7TH
LARGEST CITY
IN FLORIDA



8.6%
Projected Income
Growth 2024-29





**\$49.5
BILLION**
Est. 2023 GDP



24,177
Jobs Added Between
May 2021 - May 2024



7
COLLEGES AND UNIVERSITIES

\$490,000
3-Mile Median Home Price
(1.9% Higher than FL Avg.)





HEALTHCARE
Fastest Growing
Industry 2021-2024



58%
WAGE GROWTH
2013-2023



54 MILES OF
NAVIGABLE
WATERWAYS

TRADE AREA

2024

	3 MILES	5 MILES	7 MILES
POPULATION	60,368	142,844	227,527
AVG. HHI	\$98,886	\$96,758	\$99,545
MEDIAN HOME VALUE	\$464,655	\$461,222	\$461,143

PROJECTED FOR 2029

(PROJECTED IN 2025)

	3 MILES	5 MILES	7 MILES
POPULATION	65,489	157,439	250,529
AVG. HHI	\$134,406	\$132,285	\$135,666

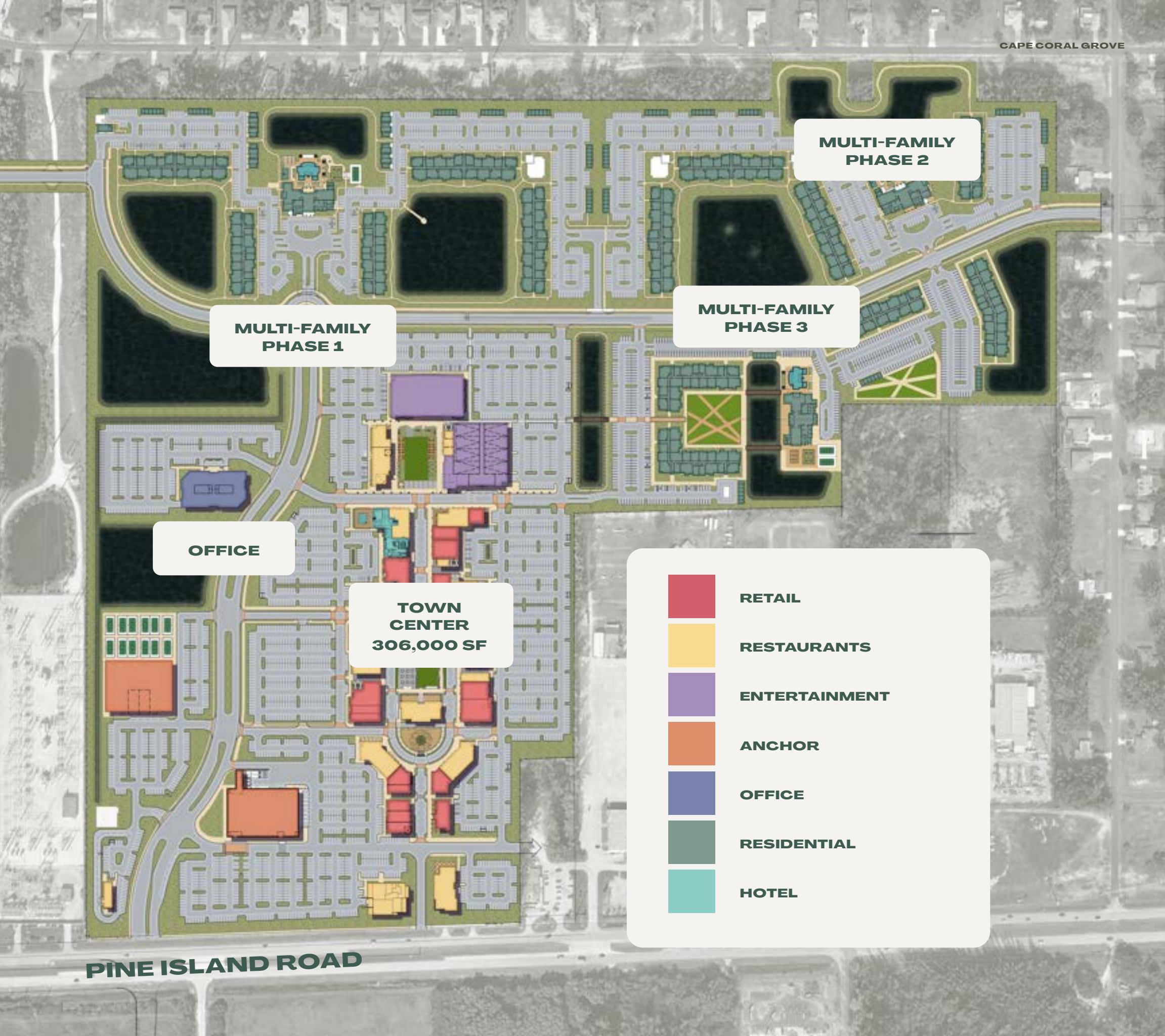


SITE PLAN

2301 SW PINE ISLAND RD
CAPE CORAL, FLORIDA
33991

CAPE CORAL GROVE BY THE NUMBERS

HOTEL ROOMS	125
EVENTS PER YR	200+
PUBLIC PARKS	4
FREE PARKING SPOTS	2,500+
MULTI-FAMILY UNITS	1,000+
OFFICE DEV. OPPORTUNITY	100K SF



OUR VISION FOR CAPE CORAL GROVE

Our vision for Cape Coral Grove is to create a city center that makes life for locals feel special, and provides a destination for tourists and visitors. Drawing inspiration from the tropical charm of South Florida, Cape Coral Grove will feel exceptionally lush and green—with parks and open areas that are welcoming to all.

Best-in-class local dining and a blend of national brands and boutiques will open onto busy sidewalks. Destination entertainment and hospitality concepts will anchor the center, along with premium residential apartments. Cape Coral Grove will be where families and friends go to celebrate, recreate and enjoy.





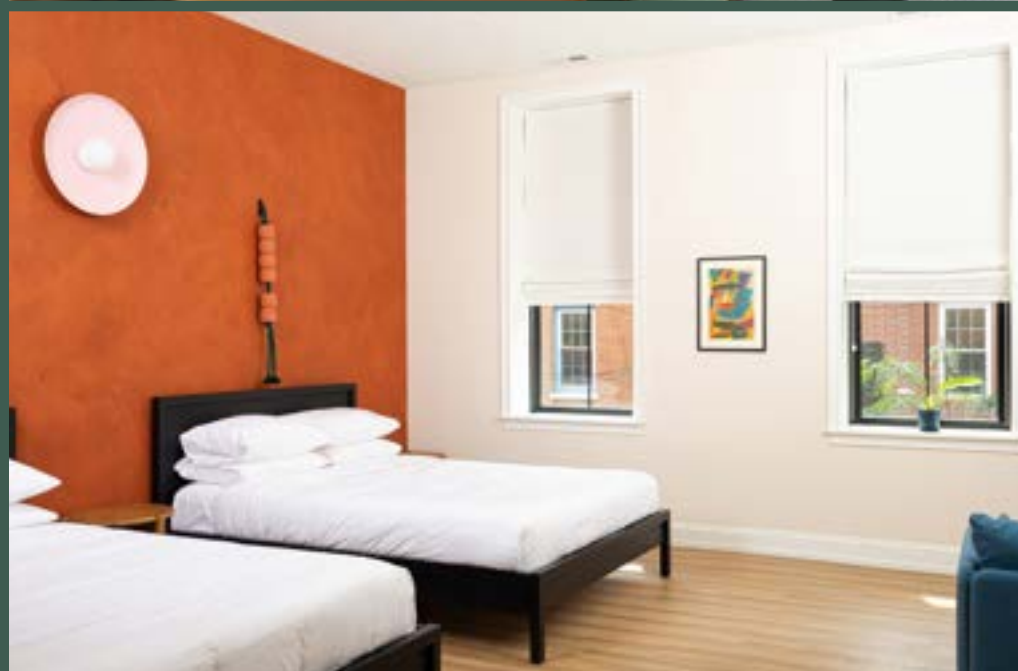








BOUTIQUE HOSPITALITY



BEST-IN-CLASS DINING





PARKS & GREEN SPACE





GET IN TOUCH



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**CLAURE
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