

*COMING SOON  
FOR LEASE*



# Ceitus Cove

1111/1121/1133 Ceitus Terrace  
Cape Coral, FL 33991

Jesse Spencer,  
CCIM

**305.712.6935**  
Jesse@J3CRE.com  
www.expcommercial.com

Jerad Graham

**305.600.1560**  
Jerad@J3CRE.com  
www.expcommercial.com

Joseph Lilley

**305.890.0631**  
joe@j3cre.com  
www.expcommercial.com

# Under Construction

1111/1121/1133 Ceitus Terrace, Cape Coral, FL 33991

FOR LEASE



## PROPERTY DESCRIPTION

Introducing Ceitus Cove, a premier commercial opportunity in the heart of Cape Coral, Florida. This modern, high-visibility property offers **customizable space**, ideal for **industrial, flex, retail, office, or professional service users** seeking a strategic Southwest Florida location.

Designed with a sleek, contemporary aesthetic and an open, adaptable layout, Ceitus Cove allows businesses to tailor the space to their operational needs. The property features **ample parking**, strong street presence, and excellent exposure in a **high-traffic corridor**, enhancing brand visibility and customer access.

Situated within a vibrant and growing commercial hub, one block north of Pine Island Road Ceitus Cove benefits from **convenient access to major transportation routes** and a wide array of nearby amenities. The surrounding area offers dining, shopping, and recreational options, along with proximity to the **Caloosahatchee River**, providing scenic views and opportunities for a balanced work-life environment for employees and customers alike.

Ceitus Cove presents a compelling opportunity for businesses looking to establish or expand their presence in **one of Southwest Florida's most dynamic markets**—combining connectivity, flexibility, and a location built to support long-term growth.

## PROPERTY HIGHLIGHTS

- Approximately 28,000 square feet of customizable space
- Sleek, contemporary design
- Ample parking
- Versatile configuration options
- Ideal for Flex, retail, office, or professional services
- Convenient high-traffic location
- Excellent exposure for businesses

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,265	25,040	62,047
Total Population	6,292	68,617	163,849
Average HH Income	\$80,894	\$90,279	\$90,671

Jesse Spencer, CCIM

305.712.6935

Jesse@J3CRE.com

Jerad Graham

305.600.1560

Jerad@J3CRE.com

Joseph Lilley

305.890.0631

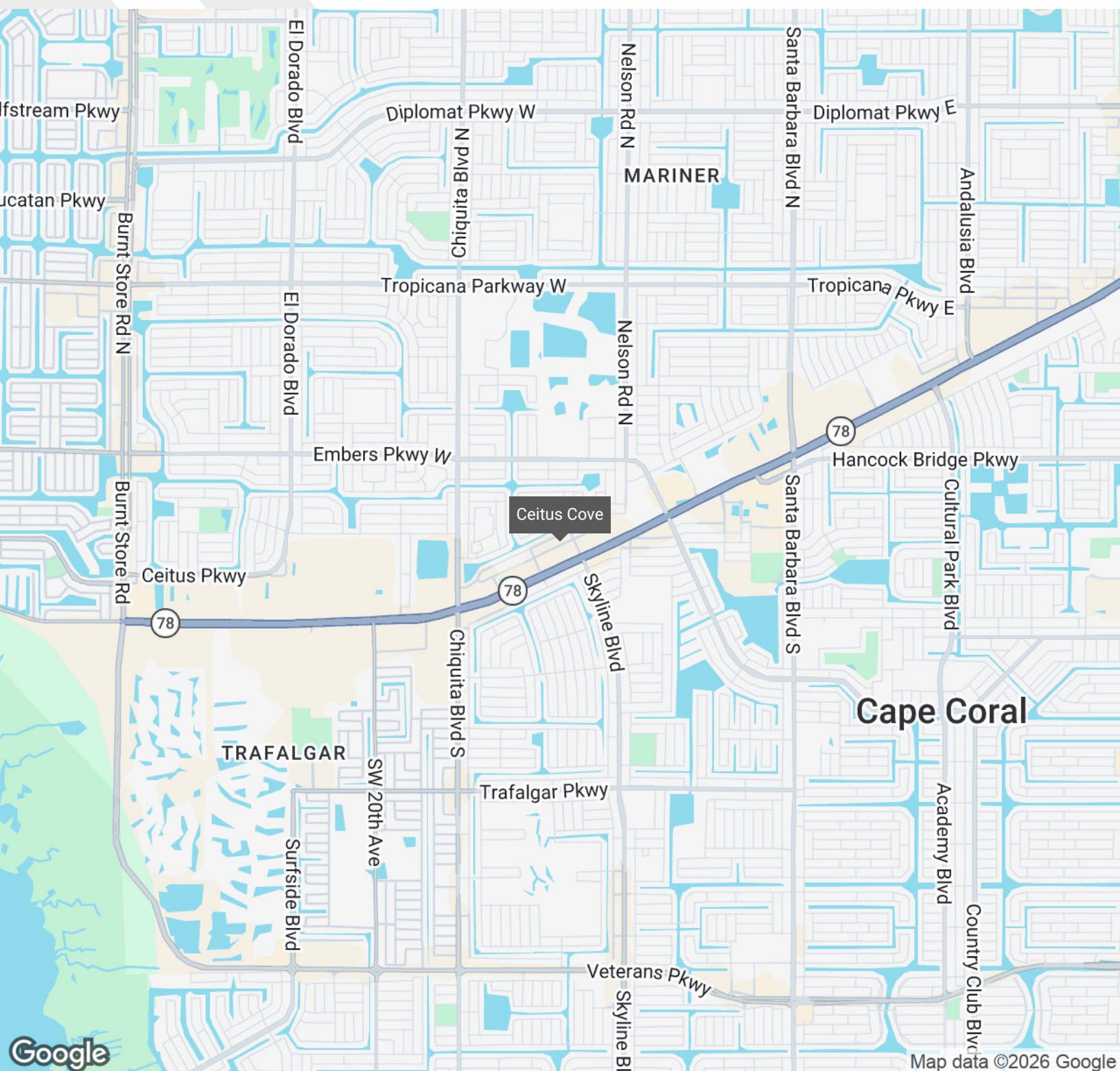
joe@j3cre.com



# Location Map

1111/1121/1133 Ceitus Terrace, Cape Coral, FL 33991

FOR LEASE



Jesse Spencer, CCIM  
305.712.6935  
Jesse@J3CRE.com

Jerad Graham  
305.600.1560  
Jerad@J3CRE.com

Joseph Lilley  
305.890.0631  
joe@j3cre.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.