

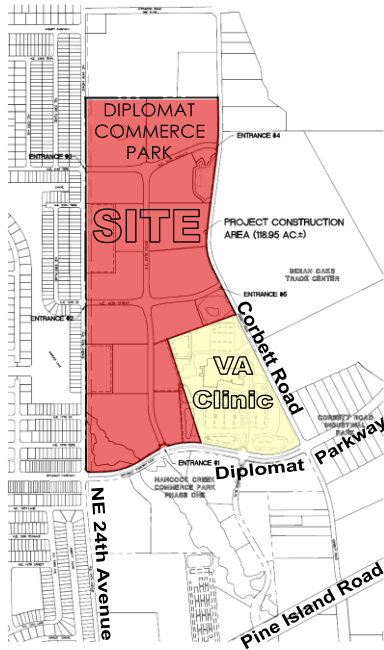
Development Sites Available

Approved Uses:

- Research and development – 50,000 SF
- Medical and other offices – 300,000 SF
- Retail shops and services – 40,000 SF
- Assisted living facility
- Hotel – 150 rooms
- Educational facility
- Communications tower
- Multifamily – 300 units

DIPLOMAT COMMERCE PARK

120-acre mixed-use project under development in northeast Cape Coral, Florida surrounding the new *Lee County VA Outpatient Clinic (opening December 2012)* at Corbett Road and Diplomat Parkway



Located one-half mile north of Pine Island Road, midway between US 41 and Del Prado Boulevard



Lee County VA Outpatient Clinic

- \$131 million facility opening December 2012
- 220,000 square feet—triple the size of the VA clinic in Fort Myers that it replaces
- Will employ over 300 doctors, nurses, technicians, and other medical staff
- With 202,000 veterans in the 5-county service area, expected to serve over 700 patients daily
- Will rank in the top 5 of the 800 VA clinics that exist in the U.S. nationwide

Rendering showing access on Diplomat and Corbett



The new VA clinic will anchor one of Cape Coral's new economic development initiatives—the Veterans Investment Zone (VIZ)—comprised of properties surrounding the clinic (including Diplomat Commerce Park) which are planned to become a campus of symbiotic businesses that will supplement clinic services and transform the area into a vibrant walkable community.

Presented by: **NORTH AMERICAN PROPERTIES—SOUTHEAST, INC.**
Licensed Real Estate Broker and Exclusive Agent for Diplomat Commerce Park

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