

# LAND LEASE OR BUILD TO SUIT

📍 28181 OLD 41 RD | BONITA SPRINGS, FL 34135



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Investment Properties Corporation of Naples  
3838 Tamiami Trail North Suite 402  
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*Licensed Real Estate Broker*


The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

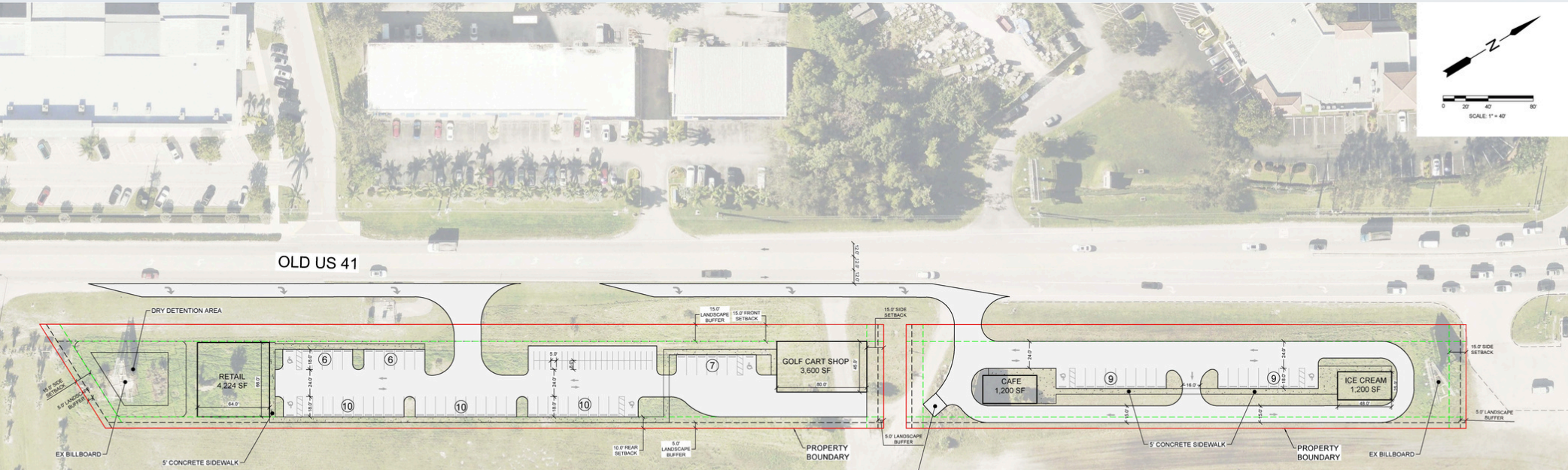




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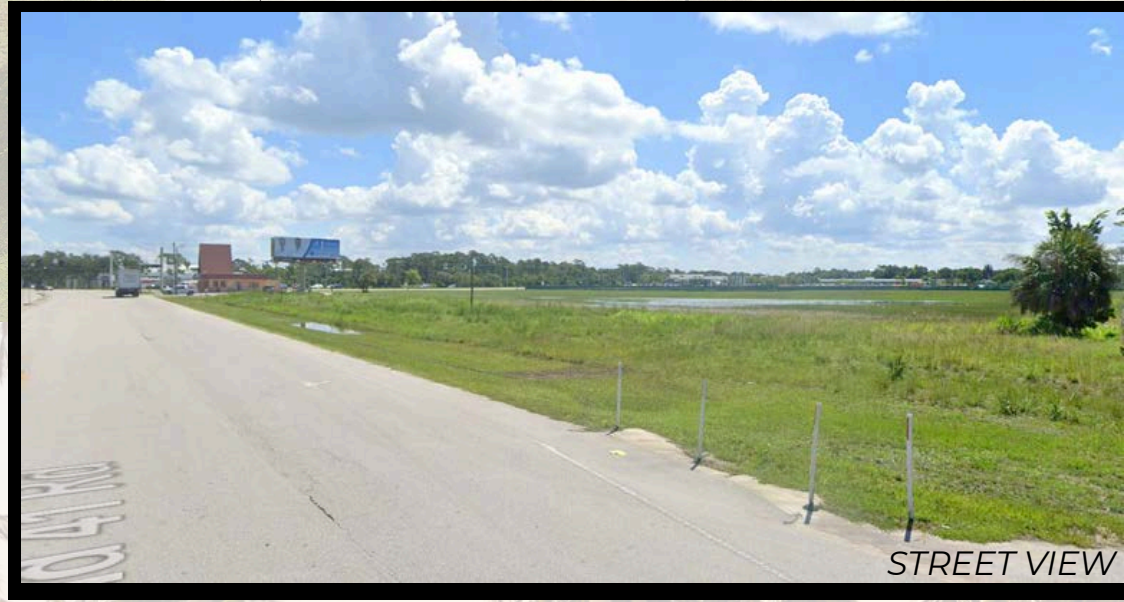
## OFFERING SUMMARY

PRICE: CALL FOR PRICING

SIZE: 900 - 4,224 SF

### **WELL SUITED FOR:**

- DRIVE-THRU
- RESTAURANT
- RETAIL



STREET VIEW

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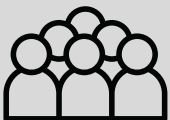
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## *Downtown* **BONITA SPRINGS**

### DEMOGRAPHICS WITHIN 5 MILES



**POPULATION SIZE: 97,961**



**HOUSEHOLD INCOME: \$155,674**



**DAYTIME POPULATION 110,377**



**AVERAGE NET WORTH: \$3,215,070**

**CONSUMERS SPENT ON AVERAGE  
\$248,374,057 AT FOOD AWAY FROM HOME IN  
2024\***

DOWNTOWN BONITA SPRINGS  
CONSISTS OF SOME OF SWFL'S BEST  
DEMOGRAPHICS

FLORIDA HAS THE LARGEST INFLOW OF  
THE HIGHEST EARNING HOUSEHOLDS  
IN THE US \*\*

DOWNTOWN BONITA SPRINGS IS  
EXPERIENCING A REVITALIZATION WITH  
AN UPTICK IN NEW BUSINESSES &  
ATTRACTIONS OPENING.



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