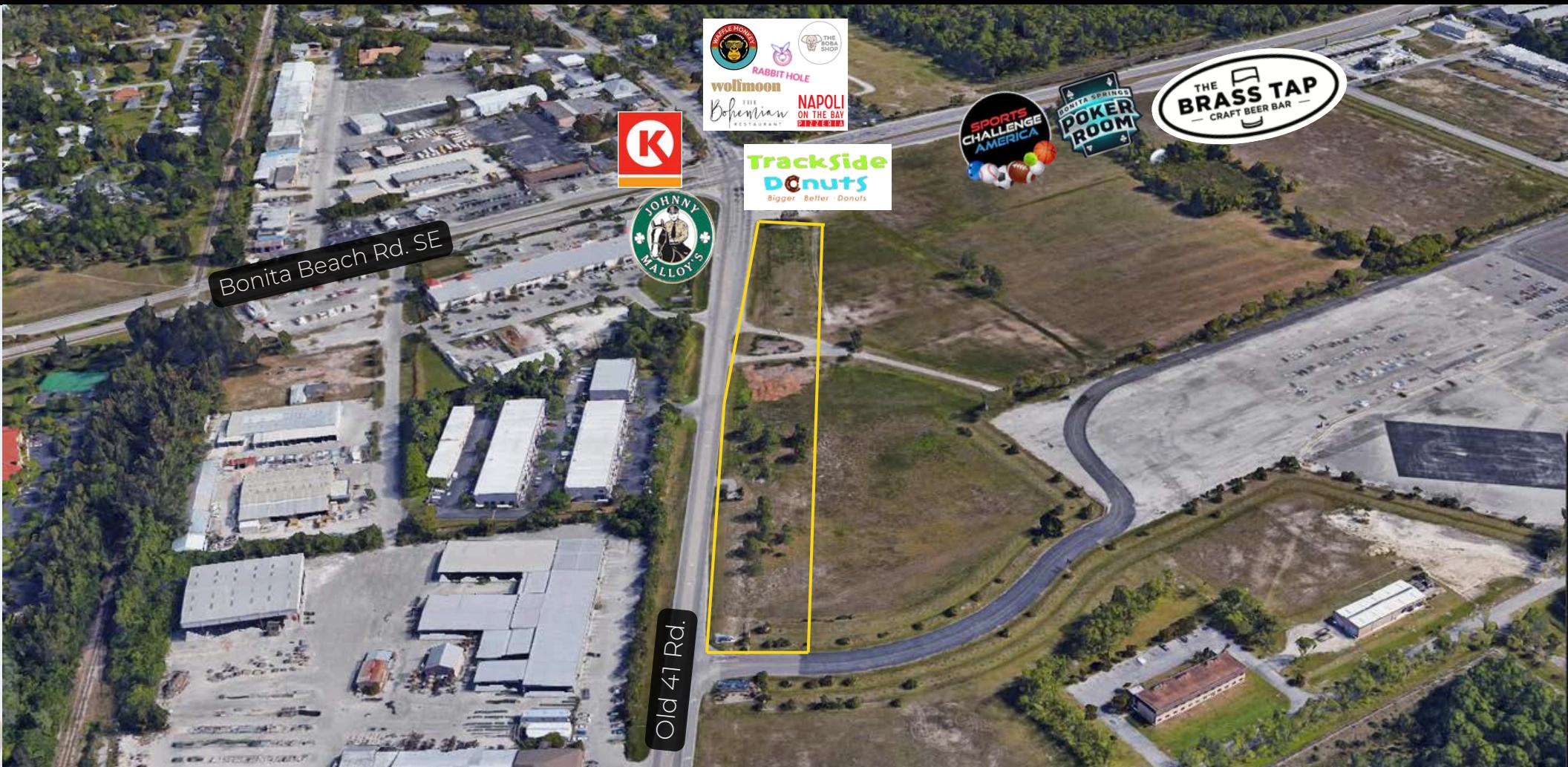


LAND LEASE OR BUILD TO SUIT

28181 OLD 41 RD | BONITA SPRINGS, FL 34135



Patrick Fraley, CCIM | 239-261-3400 x118 | Patrick@ipcnaples.com

Investment Properties Corporation of Naples

3838 Tamiami Trail North Suite 402

Naples Florida 34103-3586

Tel: 239-261-3400 Fax: 249-261-7579 www.ipcnaples.com

Licensed Real Estate Broker

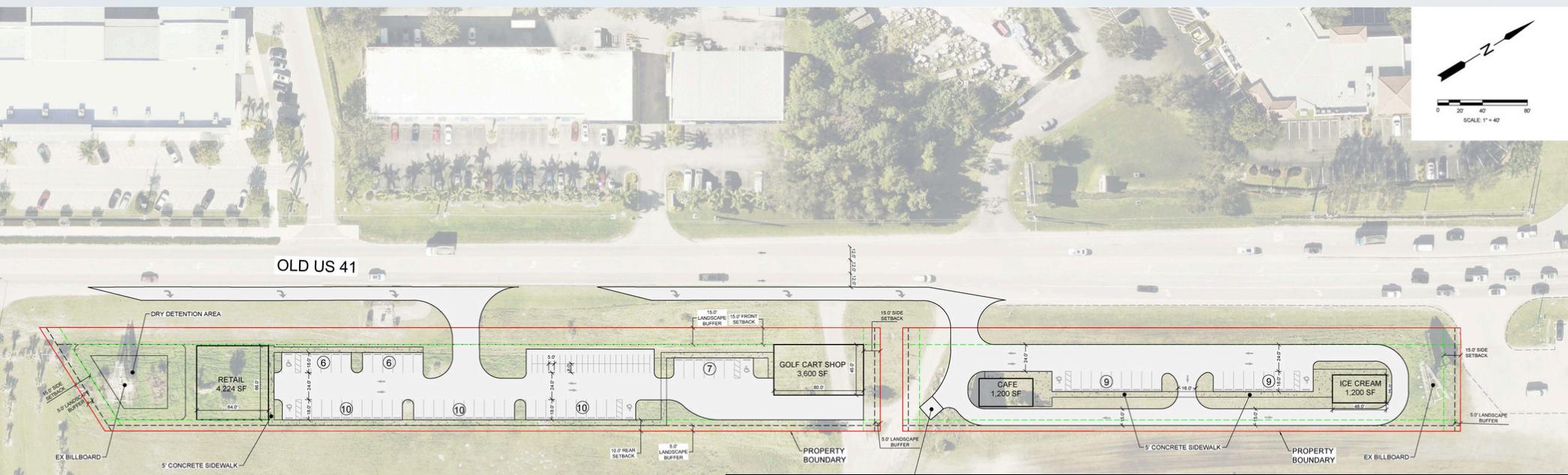
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OFFERING SUMMARY

PRICE: CALL FOR PRICING

SIZE: 900 - 4,224 SF

WELL SUITED FOR:

- DRIVE-THRU
- RESTAURANT
- RETAIL



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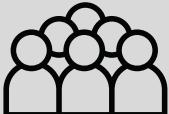
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Downtown BONITA SPRINGS

DEMOCRAPHICS 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 &
ATTRACTIIONS OPENING.



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