

# Project Telephone

North Site



CBRE

📍 27548 OLD 41 ROAD | BONITA SPRINGS | FL, 34135

7,311 SF RETAIL SPACE FOR LEASE

## PROJECT TELEPHONE

NORTH SITE



Base Rent (*Interior*)  
**\$32.00 PSF**



Base Rent (*Exterior*)  
**\$16.00 PSF**



Est. NNN  
**\$5.00 PSF**



Interior  
**4,920 SF**



Exterior  
**2,391 SF**



Total  
**7,311 SF**

Percentage Rate | 7.75% over Natural Breakpoint

Natural Breakpoint: \$2,525,109.68

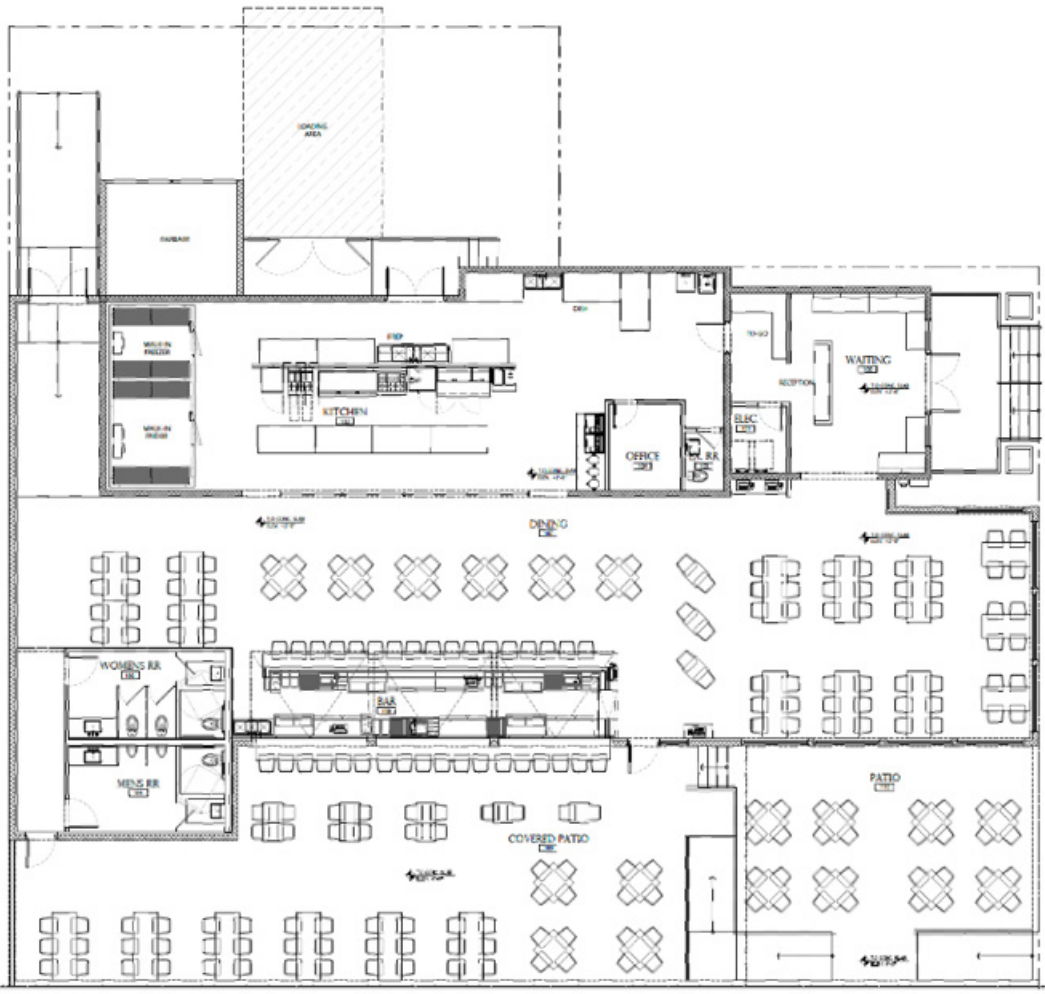
# PROJECT TELEPHONE

NORTH SITE



# FLOORPLAN

NORTH SITE



**Total Space**  
**7,311 SF**

<b>INTERIOR</b> 4,920 SF	<b>EXTERIOR</b> 2,391 SF
<b>Seating:</b> 84 Table 18 Bar	<b>Seating:</b> 100 Table 18 Bar

- INDOOR DINING**  
84 TABLE / 18 BAR
- OUTDOOR DINING**  
100 TABLE / 18 Bar
- KITCHEN**  
1,467 SF

## 7,311 SF OF FLEXIBLE SPACE

Designed For Restaurant Success

High Ceilings | Open Floor plan | Indoor & Outdoor Dining | High Street Visibility



# DOWNTOWN BONITA SPRINGS

Downtown Bonita Springs boasts some of Southwest Florida's strongest demographics, offering an affluent and steadily expanding customer base. With substantial public infrastructure improvements underway, the downtown corridor is experiencing a true transformation - laying the groundwork for a thriving, walkable dining and entertainment destination.

The adoption of form-based code has further accelerated this momentum, simplifying the development process and encouraging cohesive, high-quality placemaking. As a result, Downtown Bonita Springs is emerging as a highly attractive environment for restaurants and experiential retail, with the fundamentals in place for long-term growth and vibrancy.

## Exceptionally Strong Demographics

Bonita Springs has lots of wealthy householders but very few restaurants serving them. This creates a compelling opportunity for new restaurants in the area with no better opportunity than in the emerging Downtown.

5 Miles



\$156,252  
Avg HH Income



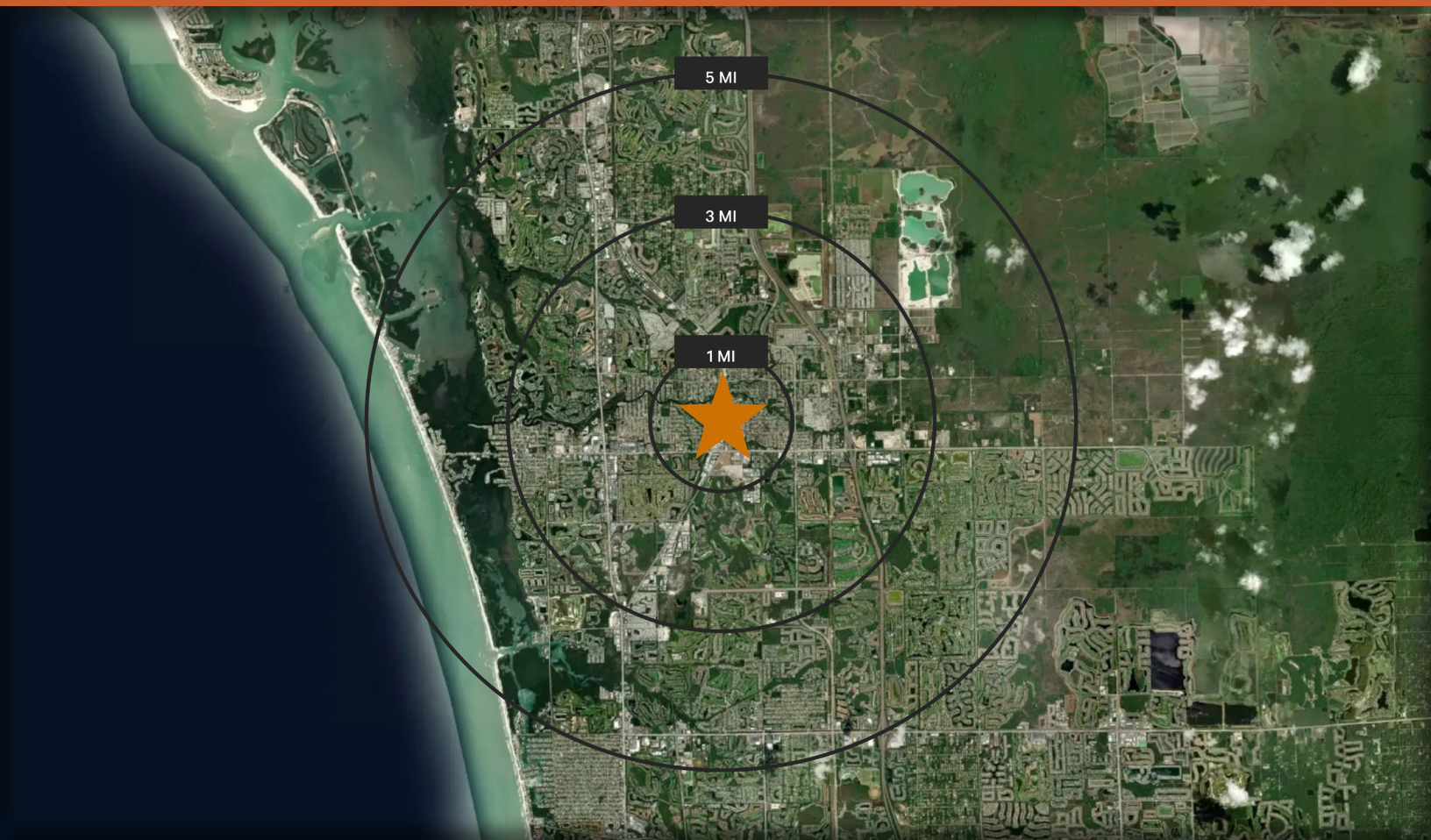
94,390  
Total Population



112,027  
Daytime Population



45,694  
# of Homes



# WHY DOWNTOWN BONITA SPRINGS?



## MAJOR PUBLIC INVESTMENTS

Downtown Bonita Springs has seen more than two decades of meaningful public investment, building a strong foundation for lasting revitalization. Over \$25 million has been directed toward street, sidewalk, parking, and stormwater improvements, while Riverside Park has emerged as a cultural anchor - centered on the restored Liles Hotel and its surrounding artistic cottages. A former softball field has since been reimagined as Bandshell Park, now a thriving venue for community events and programming.

## New Code Enabling Downtown Development

The past two decades have brought substantial investment to the downtown area, laying the groundwork for transformative revitalization. A major milestone came in November 2020 with the passage of a new Form-Based Code - the same proven framework guiding successful districts like Downtown Naples and Downtown Fort Myers.

The code prescribes minimal setbacks, as little as zero feet, creating a pedestrian-friendly streetscape that invites activity at the sidewalk level. It was crafted by globally recognized urban planning firm DPZ CoDesign, whose codes have catalyzed revitalization in communities such as:

- Miami Design District, Miami FL
- Fifth Avenue South, Naples FL***
- Liberty Harbor North, Jersey City NJ
- Post Riverside, Atlanta GA
- Each Beach, Norfolk VA
- Downtown Fort Myers, FL***
- Seaside, FL
- Playa Vista, Los Angeles CA
- Rosemary Beach, FL
- Reinvent Phoenix, Phoenix AZ

## Exceptionally Strong Demographics

## Profound Transformation Underway



## SUPERIOR SUPPLY/DEMAND: BONITA SPRINGS VS. SARASOTA

- Compared to Sarasota - Bonita is as big, far wealthier, but has far fewer full-service restaurants.
- On key metric (six figure households/full-service restaurants) Bonita Springs demand/supply is **4.7x** better than Sarasota.
- Incorporate estero (with no downtown of it's own) and Bonita Springs demand/supply is **6.8x** better than Sarasota.

City	Population (2025 est)	Area (sq miles)	Home Value (median)	Household Income (med)	"Demand"	"Supply"	Ratio of Demand/Supply
					Six-Figure Households	Full-Service Restaurants	SFH / FSR
<b>Bonita Springs has 4.7x better hospitality demand/supply than Sarasota</b>							
Sarasota, FL	58,405	14.7	\$410,000	\$70,065	9,206	600	15.3
Bonita Springs, FL	57,918	38.4	\$460,000	\$90,486	11,250	155	72.6
<i>Pct diff</i>	-0.8%	161.2%	12.2%	29.1%	22.2%	-74.2%	<b>4.7x</b>
<b>Incorporating Estero...</b>							
Estero, FL	38,790	28.5	\$445,000	\$100,459	9,144	41	223.0
<b>Downtown Bonita has 6.8x better hospitality demand/supply than Sarasota</b>							
Sarasota, FL	58,405	14.7	\$410,000	\$70,065	9,206	600	15.3
Bonita & Estero	96,708	66.9	\$454,000	\$94,475	20,394	196	104.1
<i>Pct diff</i>	65.6%	355.1%	10.7%	34.8%	121.5%	-67.3%	<b>6.8x</b>

Data sourced from US Census, Florida DBPR, and NAICS. Full-service restaurant based on NAICS Code 722511, defined as "Establishments primarily engaged in providing food services to patrons who order while seated and pay after eating, and that may provide waiter/waitress table service and/or alcoholic beverages."



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## *CONTACT*

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