



Investment
Properties
Corporation

PROJECT TELEPHONE

SEEKING PROVEN RESTAURANT OPERATOR(S)

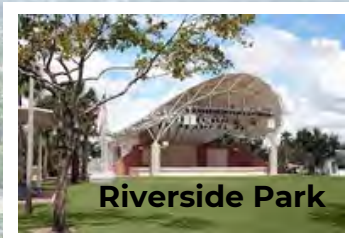




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PROJECT TELEPHONE

27550 Old 41 Bonita Springs FL 34135



PROJECT TELEPHONE
2 Restaurant Sites w/1
existing building on site.
20,000+ SF Site



PROJECT SUGARSHACK
RESTAURANT SITE
PENDING

OLD 41 ROAD

The Old 41
ANIMAL HOSPITAL

Heaven Shakes
ICE CREAM



HAMPTON STREET

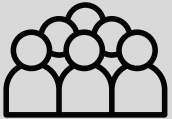




Downtown

BONITA SPRINGS

DEMOGRAPHICS WITHIN 5 MILES



POPULATION SIZE: 93,470



HOUSEHOLD INCOME: \$137,930

**CONSUMERS HAVE SPENT \$238,996,065
FOOD AWAY FROM HOME IN 2022 THUS FAR***

**PERCENTAGE OF CONSUMERS WHOM HAVE
GONE TO A RESTAURANT / STEAKHOUSE IN
THE LAST 6 MONTHS IS 67.7%***

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

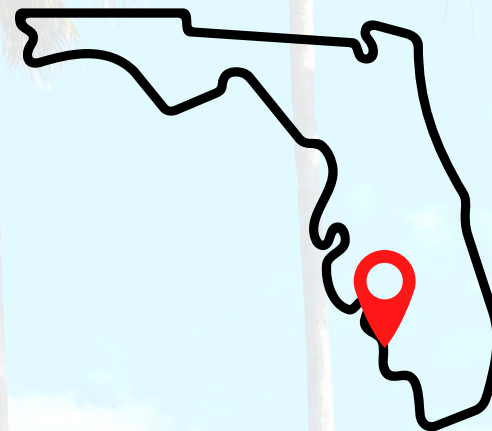
*Source: Esri / U.S. Census Bureau

**Source: SmarAsset 2022 Study

Downtown Bonita Springs consists of some of SWFL's best demographics.

There is a strong foundation to be a dining destination, with massive public infrastructure improvements and form based code clearing the way.

There is a notable gap in full-scale restaurants in the area.





North Site

PSF/YR: \$35 + NNN

SF: 6,902

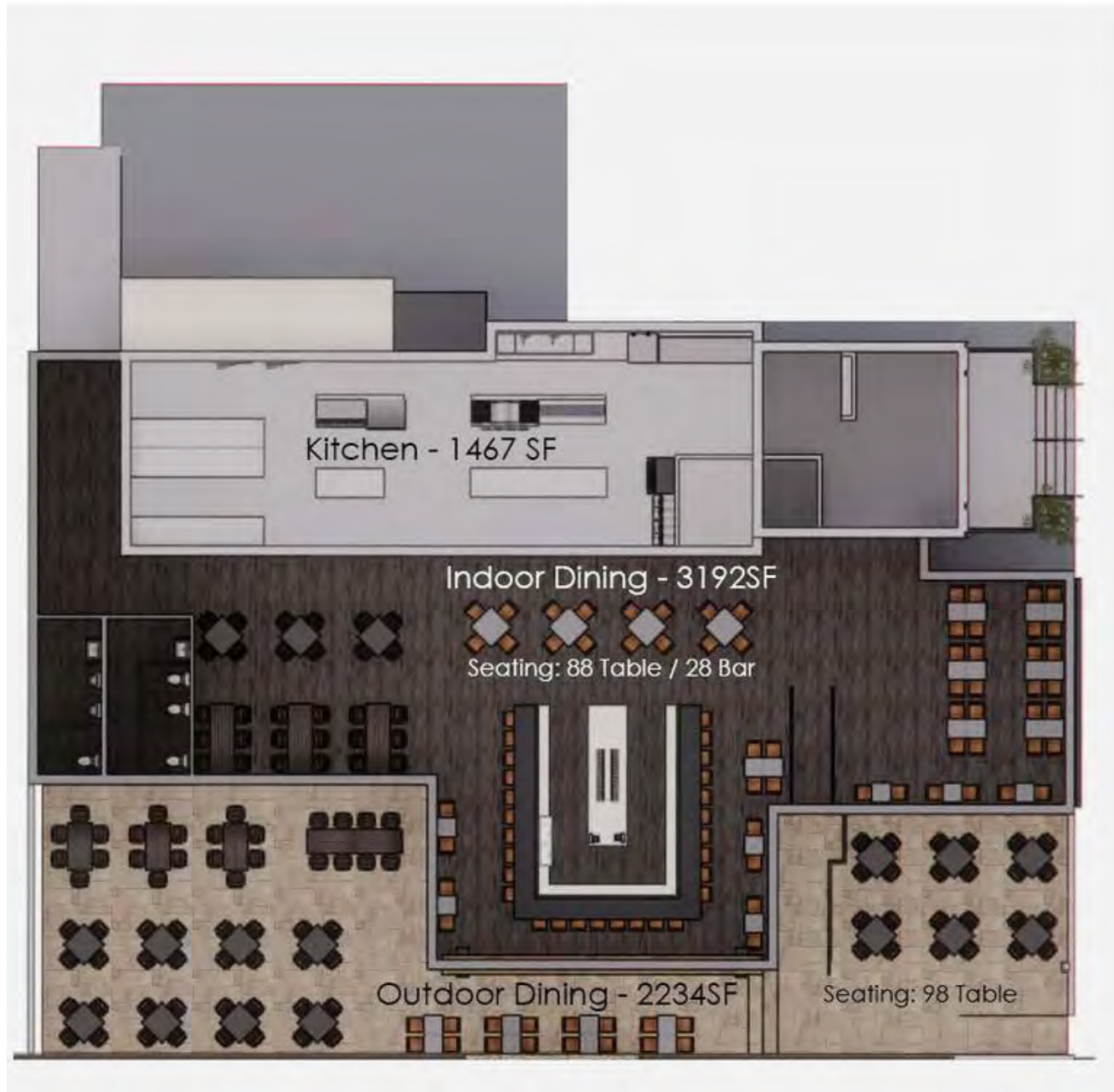
EST. Monthly Total: \$20,130.83

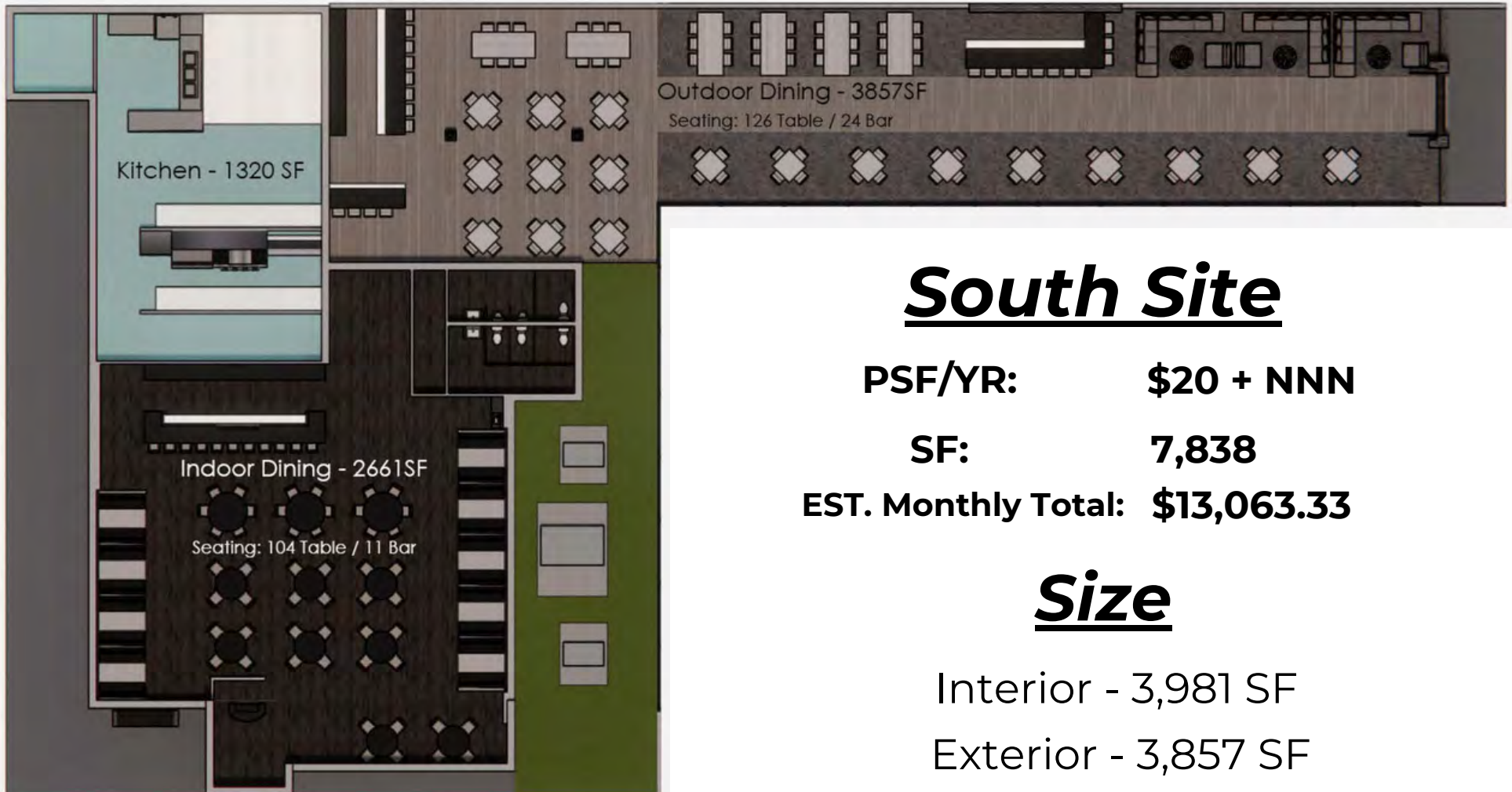
Size

Interior - 4,659 SF

Exterior - 2,243 SF

TOTAL - 6,902 SF





South Site

PSF/YR: \$20 + NNN

SF: 7,838

EST. Monthly Total: \$13,063.33

Size

Interior - 3,981 SF

Exterior - 3,857 SF

TOTAL - 7,838 SF



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North Site

Renderings





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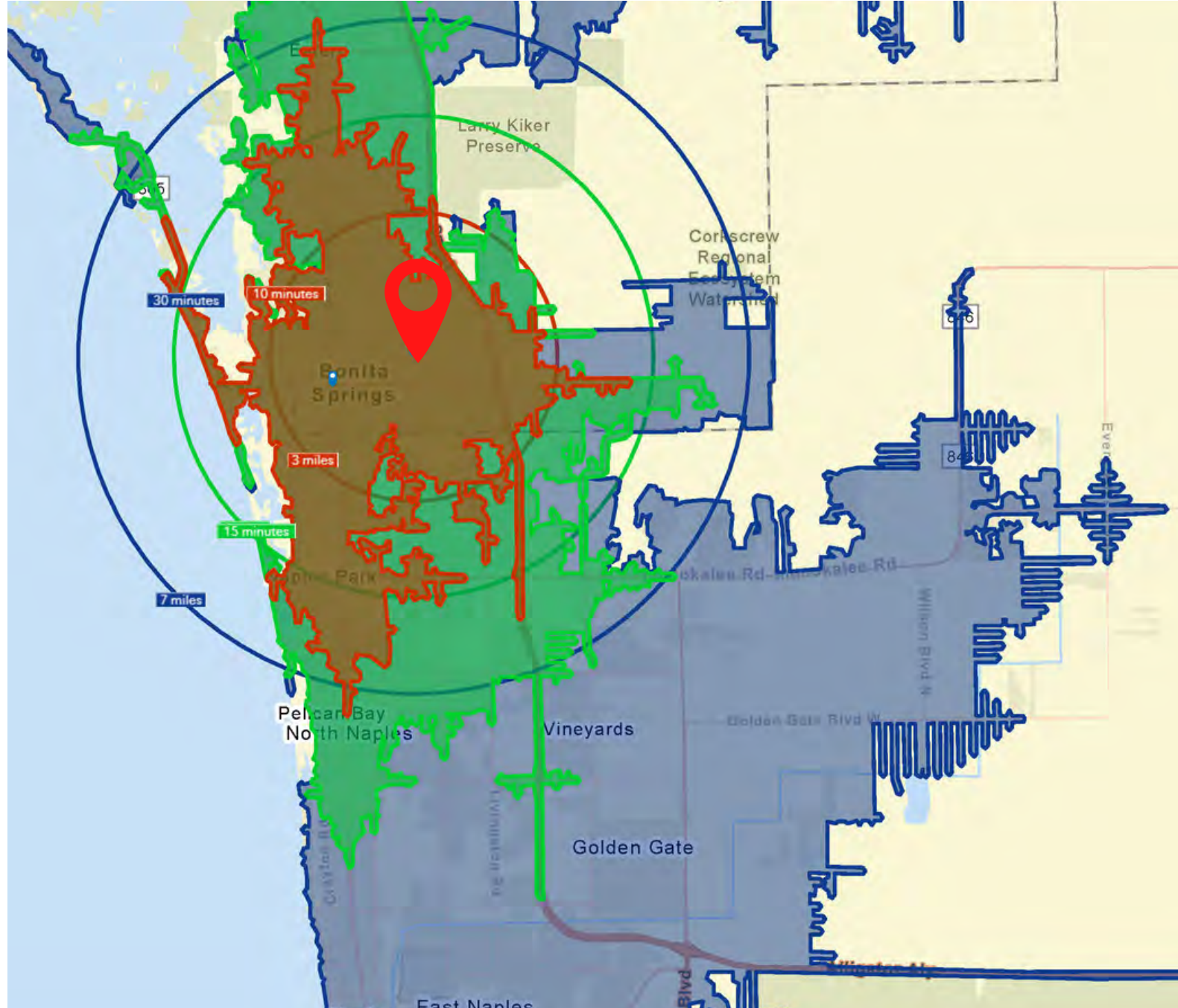
**South Site
Renderings**





DRIVE TIME

- The site for Project Telephone is only 5 minutes from the intersection of Bonita Beach Road & US-41.
- With many people driving between 45 minutes to an HOUR for a meal, this cuts the drive time by 84%, 50 minutes.



click here!





Why Downtown Bonita Springs?



1 Major Public Investments

In the last two decades, there has been substantial investment into the Downtown Area, setting the stage for major revitalization.

2 New Code Enabling Downtown Development

Form Based Code implemented, representing the same proven code used in areas such as Downtown Naples, Downtown Fort Myers, and the Miami Design District.

3 Exceptionally Strong Demographics

Wealthy households, highest home values, highest incomes, and highest net worths are just some of the impressive demographics. With few restaurants servicing the area, there is a notable gap for restaurant opportunities.





Why Downtown Bonita Springs?

1 Major Public Investments:

- Overhauled streets, sidewalks, parking and water flow mgmt(\$25MM+)
- Created Riverside Park with Renovated Liles Hotel and Artist Cottages
- Converted softball field to Bandshell Park –Now Hosting Wide Ranging Events
- Acquired Bamboo Village, Lemon Tree, Levin Lot –Targeting Better Uses for All
- Erected New Lee County Library

And Private Investments...

- Saved/Improved Everglades Wonder Gardens –Now >100K Visitors/YR
- Built Mosaic Apartments in place of mobile home park (270+ units, \$45MM+)
- Restored Shangri-La Springs -“The Jewel of Bonita” -Out of Foreclosure
- Converted Abandoned Colonial Bank Building Into Mixed Use
- Newer venues like Downtown Coffee, Chartreuse, Ceremony, Bohemian bringing new customers to area

Rooftop at Riverside & Imperial 41 Barron Collier Project
Upcoming!



Why Downtown Bonita Springs?

2 New Code Enabling Downtown Development

Form Based Code passed in Nov. 2020, representing the same proven code used in areas such as Downtown Naples, and Downtown Fort Myers.

Downtown's New Form Based Code Prescribes:

- Minimal setbacks (as little as zero feet)
- Welcoming to walkers-by

The code was written by world renowned urban planning firm **DPZ Co-Design**. Similar DPZ Codes have been used to successfully transform communities such as:

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

OVER 2,000,000 ACRES IN SOUTHWEST FLORIDA.... UNDER 300 ACRES HAVE FORM BASED CODE



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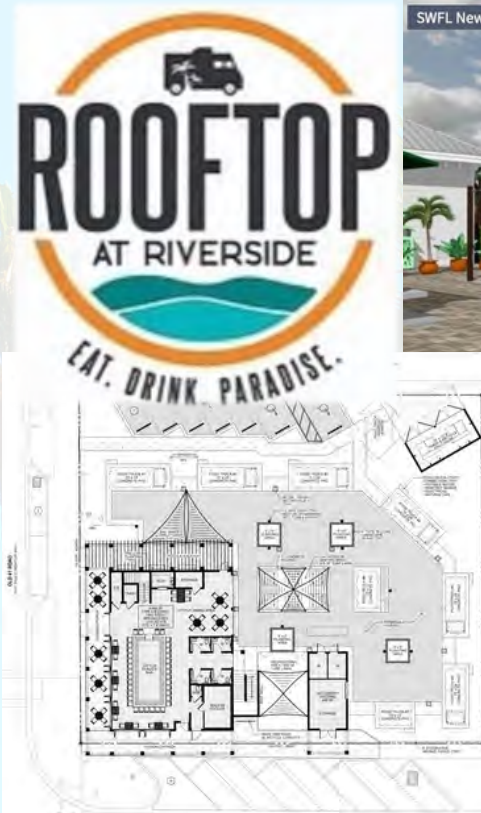
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Downtown
BONITA SPRINGS

Why Downtown Bonita Springs?

Profound Transformation Underway - MORE ON THE WAY



High Quality
Food Truck Park
Underway
Opening:
Oct. 2023

Substantial Mixed
Use Project
Final Approval:
October 2022
Likely Opening:
Early 2025



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