



**FOR
LEASE**
RETAIL SPACE

BONITA COMMONS

25987 S TAMIAMI TRAIL, BONITA SPRINGS, FL 34134

PROPERTY HIGHLIGHTS

Bonita Commons is a newly renovated 64,988 SF neighborhood shopping center located on South Tamiami Trail, directly across from the 2,400-acre Bonita Bay community, home to over 3,000 residents. The center features a refreshed exterior, a strong tenant mix, and benefits from excellent visibility and steady traffic. Two outparcels are also available for ground lease or build to suit.

- 4,400 SF In-Line Space Available
- CPD Zoning (City of Bonita Springs)
- Building and Pylon Signage Available
- Ample On-Site Parking
- Strong Traffic Counts Along US 41
- Ideal for Retail or Service-Oriented Tenants

AVAILABILITY

SUITE	97 & 99
SIZE (SF)	4,400
LEASE RATE (PSF)	\$25.00 NNN
MONTHLY BASE RENT	\$9,166.67
CAM (PSF)	\$6.28
MONTHLY CAM	\$2,302.67
TOTAL MONTHLY RENT	\$11,469.33

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YOUR LOCAL MARKET **EXPERT**
7400 Trail Boulevard, Suite 101 | Naples, Florida 34108 | Lee-FL.com



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LOCATION DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 Population	4,753	45,560	76,900
2025 Households	2,481	21,996	37,986
Med. Household Income	\$82,763	\$93,972	\$100,544
Avg. Household Income	\$125,751	\$141,937	\$153,189
Median Age	71.1	62.7	65.4

TRAFFIC COUNTS

VOLUME (AADT)	YEAR
48,500	2024

KEY TENANTS