



**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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KEY TENANTS



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 |