



# MIDTOWN

Live. Work. Enjoy.



**NOW UNDER  
CONSTRUCTION**



**NOW LEASING**  
**UPSCALE LIFESTYLE CENTER**  
NORTH SIDE OF BONITA BEACH RD,  
FIRST LIGHTED INTERSECTION EAST OF I-75  
BONITA SPRINGS, FLORIDA



**THE ZUCKERMAN  
GROUP**





# MIDTOWN



RETAIL &  
RESTAURANT GLA  
**200,000±  
SF**



**400**  
LUXURY APTS  
CURRENTLY UNDER  
CONSTRUCTION



**165**  
KEY HOTEL  
APPROVED



**1,300 ft**  
**LINEAR  
FRONTAGE**  
ALONG BONITA BEACH RD  
BETWEEN TWO LIGHTED  
INTERSECTIONS



**TrinityCRE.com**

9450 Corkscrew Palms Cir • Suite 101 • Estero, FL 33928

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This information is considered accurate, but not guaranteed.

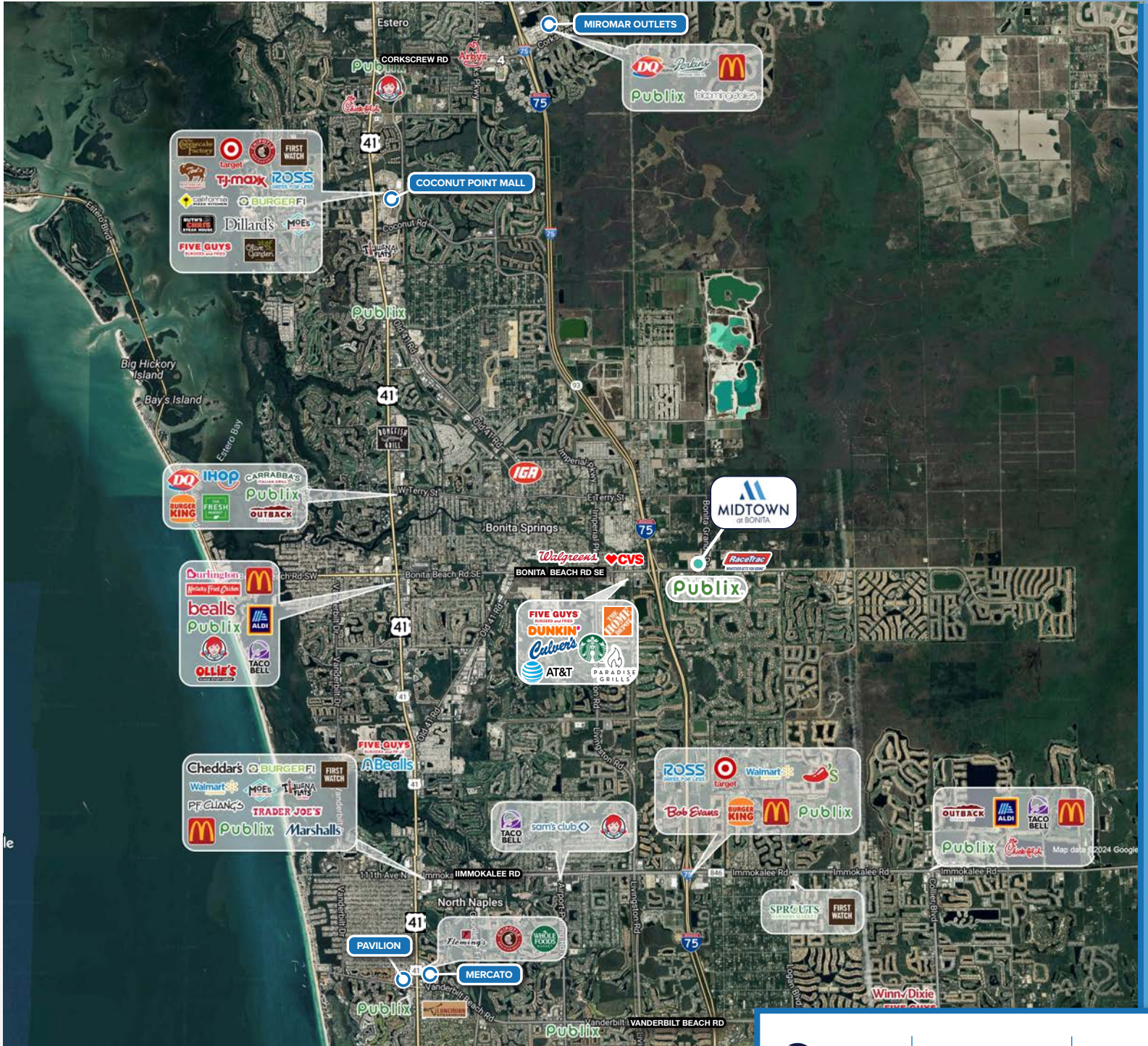




# RETAIL COMPETITION MAP

NOW LEASING • PREMIUM LIFESTYLE CENTER

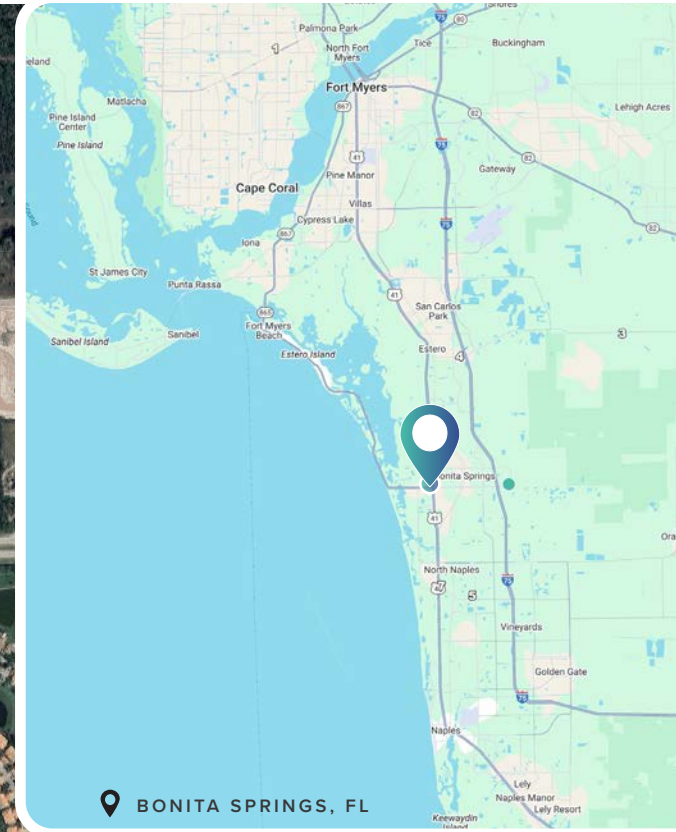
NORTH SIDE OF BONITA BEACH RD, 1/4 MILE EAST OF I-75



# MIDTOWN AT BONITA

NOW LEASING • UPSCALE LIFESTYLE CENTER

NORTH SIDE OF BONITA BEACH RD, FIRST LIGHTED INTERSECTION EAST OF I-75



2025 DEMOS	3 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS	15 MINUTE DRIVE TIME
EST. POPULATION:	33,295	91,729	275,744	117,087
EST. EMPLOYMENT DENSITY:	10,703	39,958	126,551	57,017
AVG. H.H. INCOME:	\$150,261	\$150,926	\$169,617	\$158,358

## RETAIL LEASING INQUIRIES:

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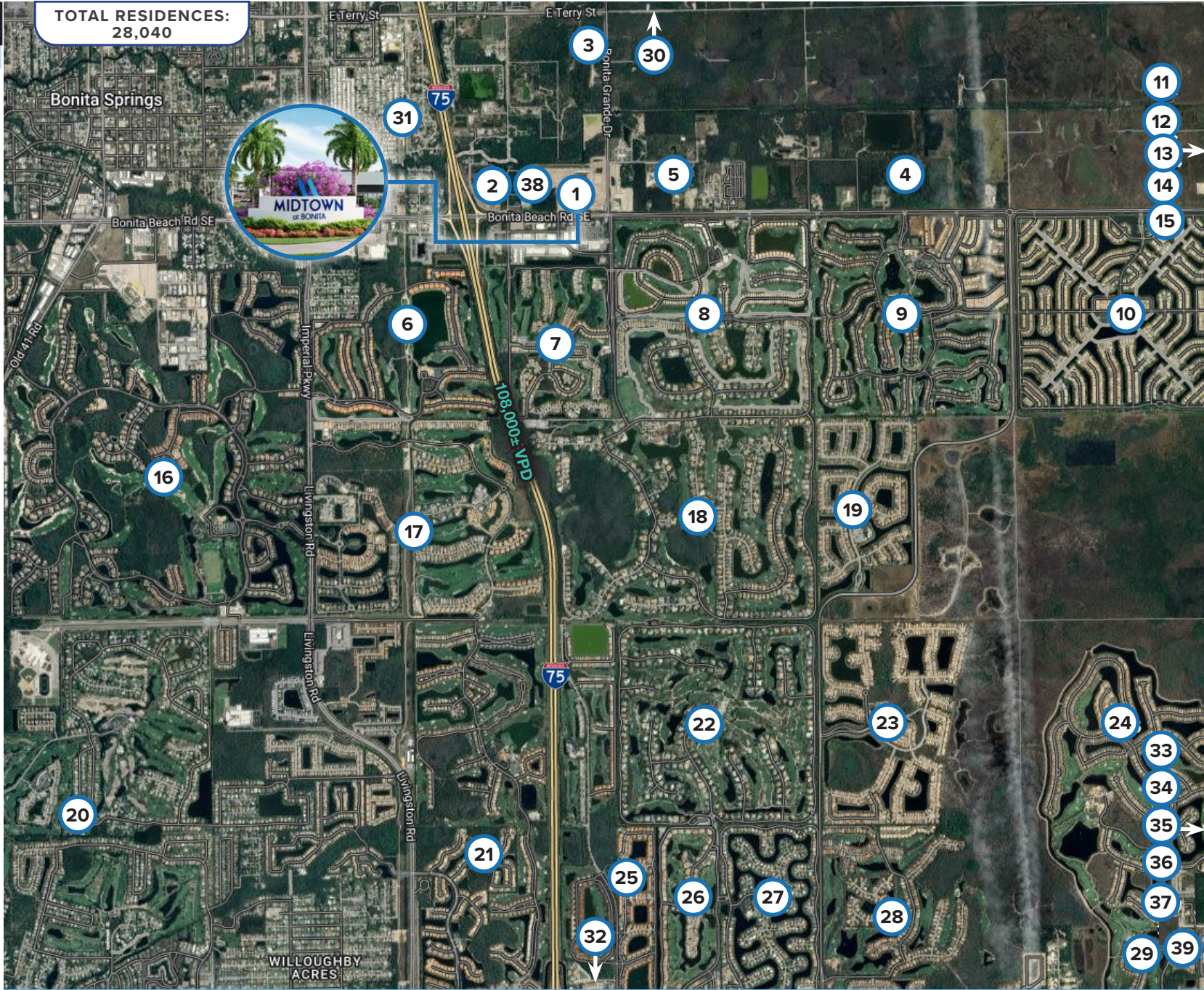
# MIDTOWN AT BONITA

NOW LEASING • UPSCALE LIFESTYLE CENTER

NORTH SIDE OF BONITA BEACH RD, FIRST LIGHTED INTERSECTION EAST OF I-75



NEIGHBORHOOD	RESIDENCES
1 Midtown at Bonita	400
2 Bonita 75	242
3 Sultura at Terry Street	200
4 Seagate Revena Lakes	300
5 Solis Grande	116
6 Vasari	766
7 Hunters Ridge	545
8 Worthington Country Club	799
9 Palmira	800
10 Village Walk	850
11 Bonita Landings	231
12 Seasons	845
13 Bonita National	1480
14 Valencia Bonita	997
15 Bonita Beach Estates	610
16 Mediterra	954
17 Talls Park	637
18 Quail West	702
19 Olde Cypress	550
20 Imperial	1790
21 The Strand	1160
22 Quail Creek	291
23 River Stone	802
24 Esplanade County Club	1236
25 Cypress Woods	787
26 Quail Village	325
27 Longshore Lakes	566
28 Stone Creek	631
29 Tree Farm	286
30 Pulte's Mine	700
31 Imperial Crossing	115
32 Blue Coral Apartments	280
33 The Quarry	900
34 Heritage Bay	3450
35 Bonita Bay	3323
36 Pearl at Founders Square	400
37 Twin Eagles	619
38 The St. James	150
39 Ventana	77



# MIDTOWN AT BONITA

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NORTH SIDE OF BONITA BEACH RD, FIRST LIGHTED INTERSECTION EAST OF I-75

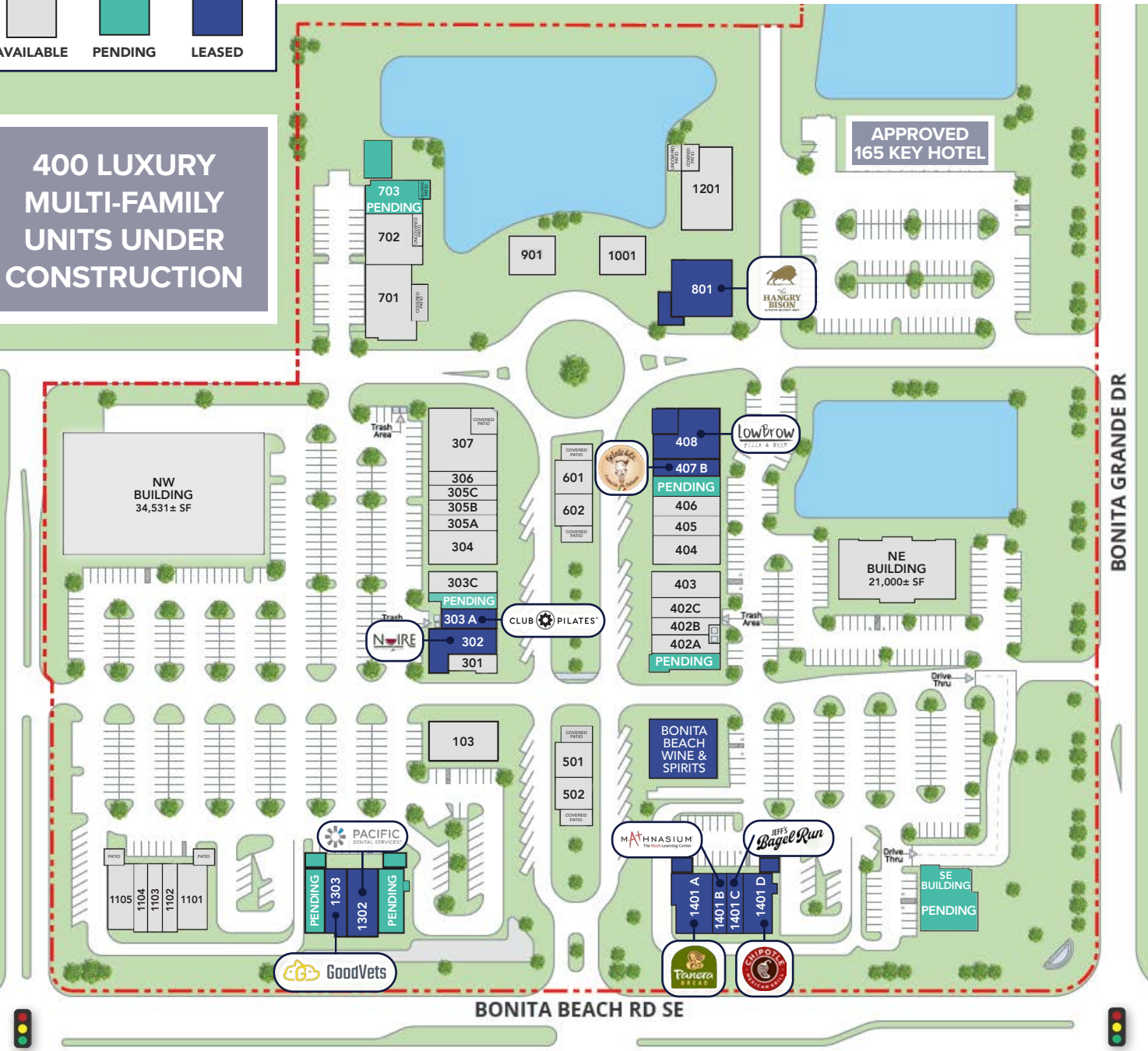


UNIT	TENANT/STATUS	SIZE (SF)
NE BLDG	AVAILABLE	21,000
NW BLDG	AVAILABLE	34,531
SE BLDG	PENDING	1± AC
103	AVAILABLE	3,600
201	BONITA WINE & SPIRITS	
301	AVAILABLE	1,200
302	NOIRE THE NAIL BAR	
303 A	CLUB PILATES	
303 B	PENDING	1,332
303 C	AVAILABLE	2,030
304	AVAILABLE	1,200
305 A	AVAILABLE	1,625
305 B	AVAILABLE	1,625
305 C	AVAILABLE	1,625
306	AVAILABLE	1,500
307	AVAILABLE	4,017
401	PENDING	1,600
402 A	AVAILABLE	1,604
402 B	AVAILABLE	1,353
402 C	AVAILABLE	1,939
403	AVAILABLE	2,648
404	AVAILABLE	3,040
405	AVAILABLE	1,774
406	AVAILABLE	1,616
407 A	PENDING	1,734
407 B	GELATO & CO	
408	LOW BROW PIZZA & BEER	
501	AVAILABLE	1,787
502	AVAILABLE	1,781
601	AVAILABLE	1,787
602	AVAILABLE	1,781
701	RESTAURANT	4,811
702 / 901	RESTAURANT / BAR	3,546 / 1,549
703	PENDING	2,251
801	THE HANGRY BISON	
1201 / 1001	RESTAURANT / BAR	5,500 / 1,549
1101	AVAILABLE	2,220
1102	AVAILABLE	1,749
1103	AVAILABLE	1,749
1104	AVAILABLE	1,749
1105	AVAILABLE	2,220
1301	PENDING	2,504
1302	PACIFIC DENTAL	
1303	GOODVETS	
1304	PENDING	1,553
1401 A	PANERA	
1401 B	MATHNASIUM	
1401 C	JEFF'S BAGEL RUN	
1401 D	CHIPOTLE	

**KEY**

- AVAILABLE (Grey square)
- PENDING (Teal square)
- LEASED (Blue square)

**400 LUXURY MULTI-FAMILY UNITS UNDER CONSTRUCTION**





**THE FIRST COMMUNITY OF ITS KIND IN THE AREA TO  
FULLY EMBRACE TODAY'S CONCEPTS OF  
PEDESTRIAN-FRIENDLY WALKABILITY AND  
THE PRESERVATION OF OPEN SPACE.**

Perfectly situated just east of I-75 on Bonita Beach Road, Midtown at Bonita Springs is the first community of its kind in the area to fully embrace today's concepts of pedestrian-friendly walkability and the preservation of open space. More than 30 acres of the tree-lined community are dedicated to preserves, open space areas, and lakes, while a combination of residential and commercial developments allow people to work, live, and lounge in equal measure.

Though functioning as the social center of north Naples and East Bonita Springs, Midtown at Bonita Springs still manages to retain the classic charm of Florida's Gulf Coast while providing the exceptional quality of life that has brought international renown to Southwest Florida.

**ABOUT  
MIDTOWN  
AT BONITA**

**LIVE. WORK. ENJOY.**




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