

Two Outparcels for Ground Lease or Build-to-Suit

Bonita Commons

Bonita Springs, FL 34345



OVERVIEW

Bonita Commons is a neighborhood shopping center in Bonita Springs on Tamiami Trail. The site is approved for two outparcel lots of up to 5,000 SF on outparcel 1 and 6,500 SF on outparcel 2. This site sits across from Bonita Bay which is a 3,000+ resident community and in the center of excellent demographics serving the center.

PROPERTY HIGHLIGHTS

- » Two outparcels zoned CPD (Commercial Planned Development) in the city of Bonita Springs
 - » **Outparcel 1** – Up to 5,000 SF - Could include a drive thru. Perfect for a bank teller machine, or small coffee or other drive thru. Great visibility from US 41.
 - » **Outparcel 2** – Up to 6,500 SF – Perfect for a restaurant or other free-standing retail uses like a furniture store or medical offices. Great visibility from US 41 and ample parking.
 - » **Price** – Call for Pricing
 - » **Traffic** - 47,000 Vehicles per day on S. Tamiami Trail.

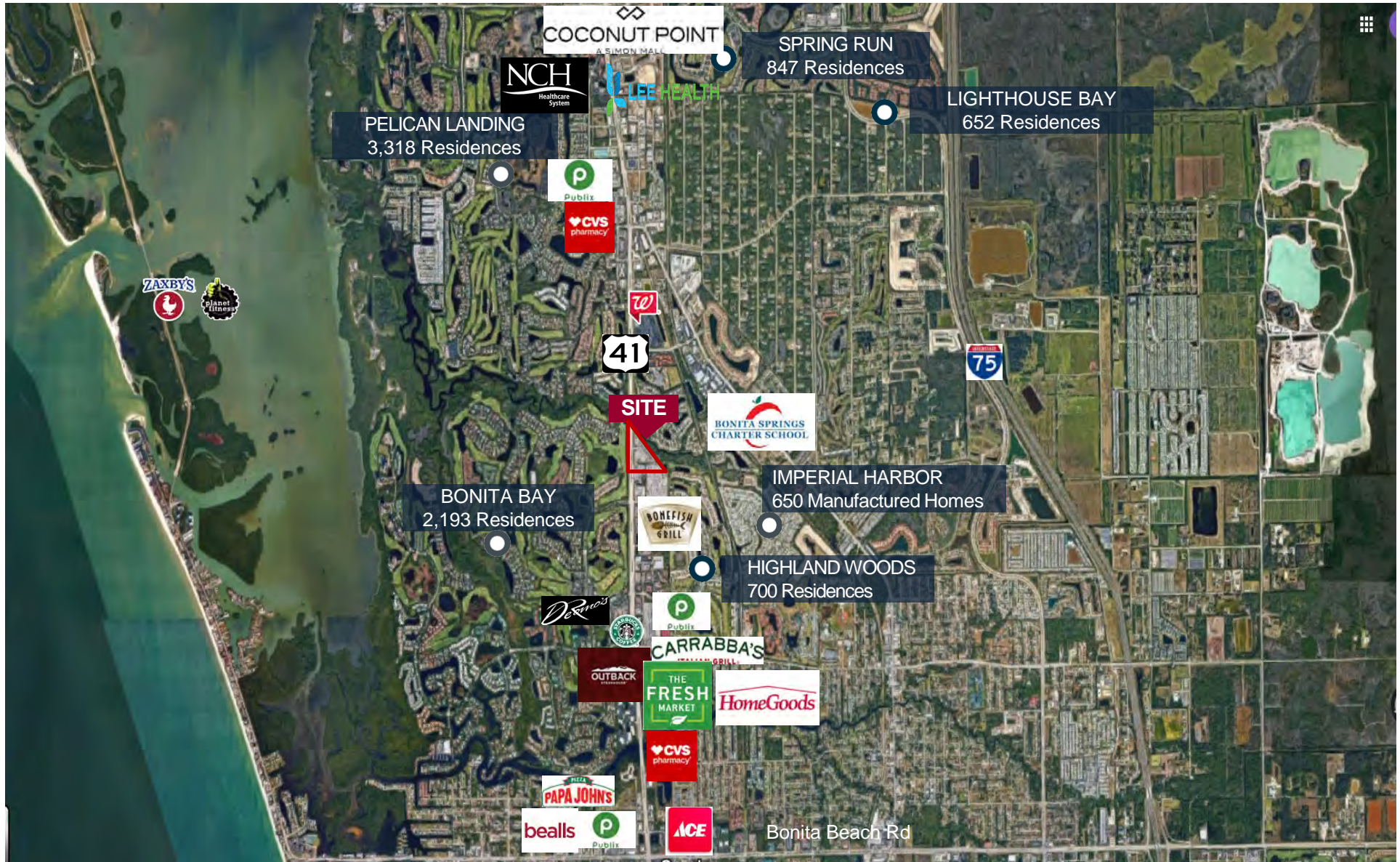
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Area Overview

Bonita Commons
Bonita Springs, FL 34135



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Demographics

	1 MILE	3 MILES	5 MILES
2023 Population	5,221	43,157	79,176
2028 Population Estimate	5,387	44,572	81,976
Population Growth 2010-2023	22.4%	23.8%	24%
Daytime Population	4,665	23,513	43,020
Average Household Income	\$118,284	\$120,303	\$116,969
Average Home Value	\$347,859	\$412,909	\$392,448
Median Age	67.9	60.9	62.6

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Bonita Springs

56,370

Total Population

\$78,347

Median Household
Income

40%

Bachelor's Degree +

