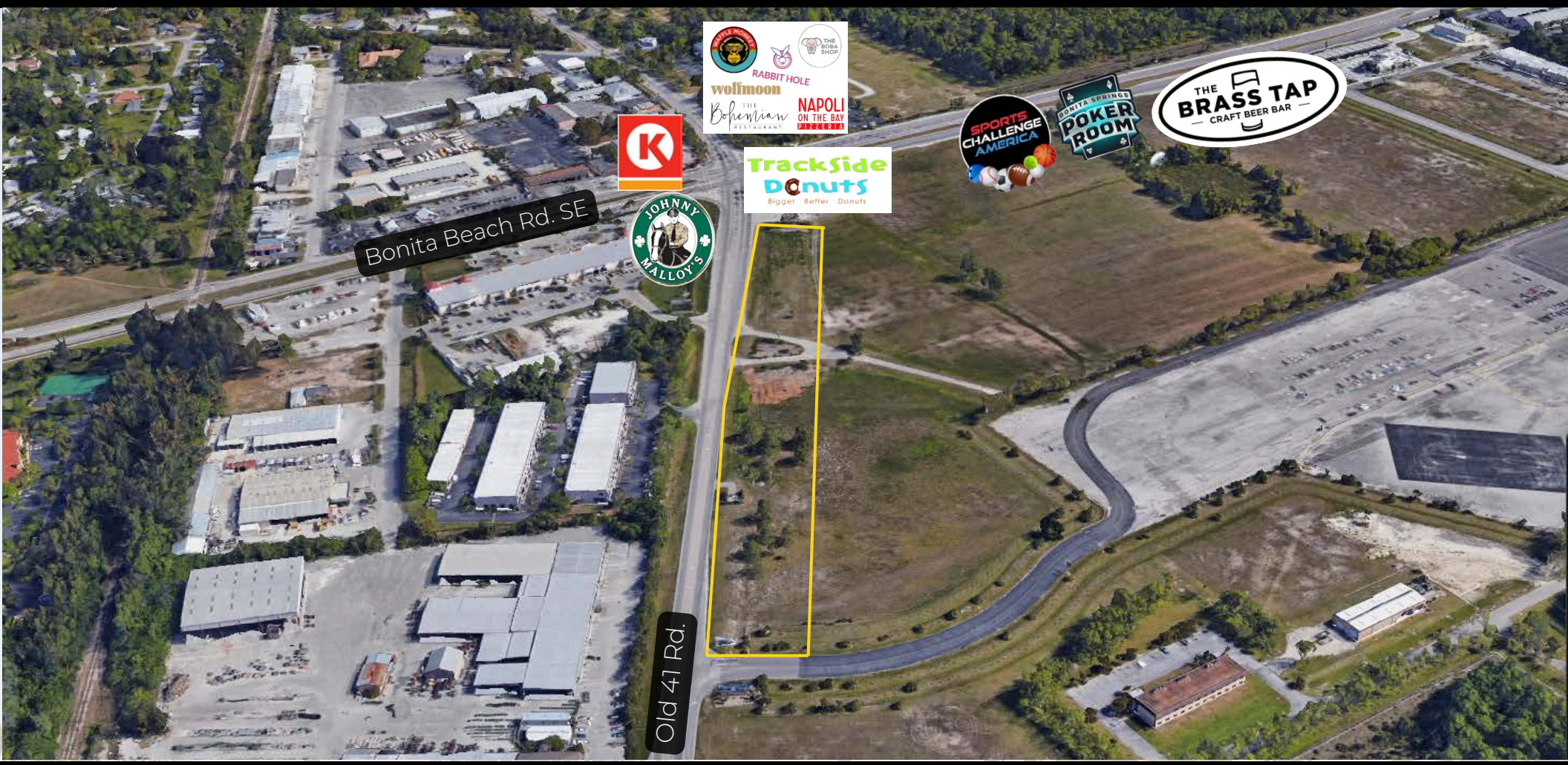


LAND LEASE OR BUILD TO SUIT



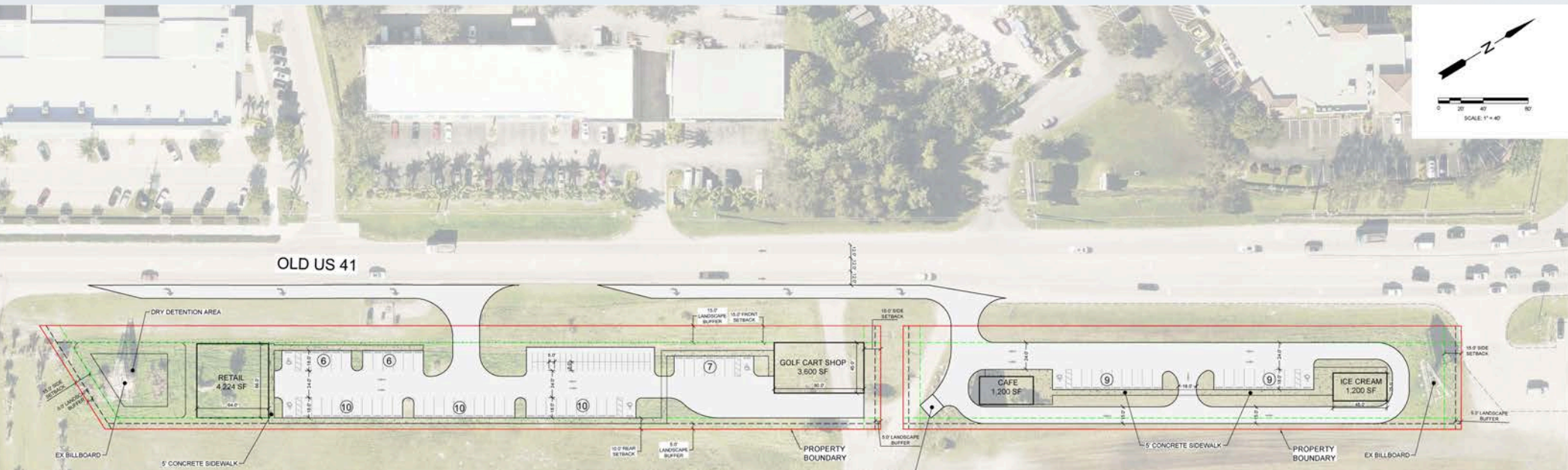
📍 28181 OLD 41 RD | BONITA SPRINGS, FL 34135



BRADY J. DEAN | 239-261-3400 x 120 | BRADY@IPCNAPLES.COM
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Licensed Real Estate Broker

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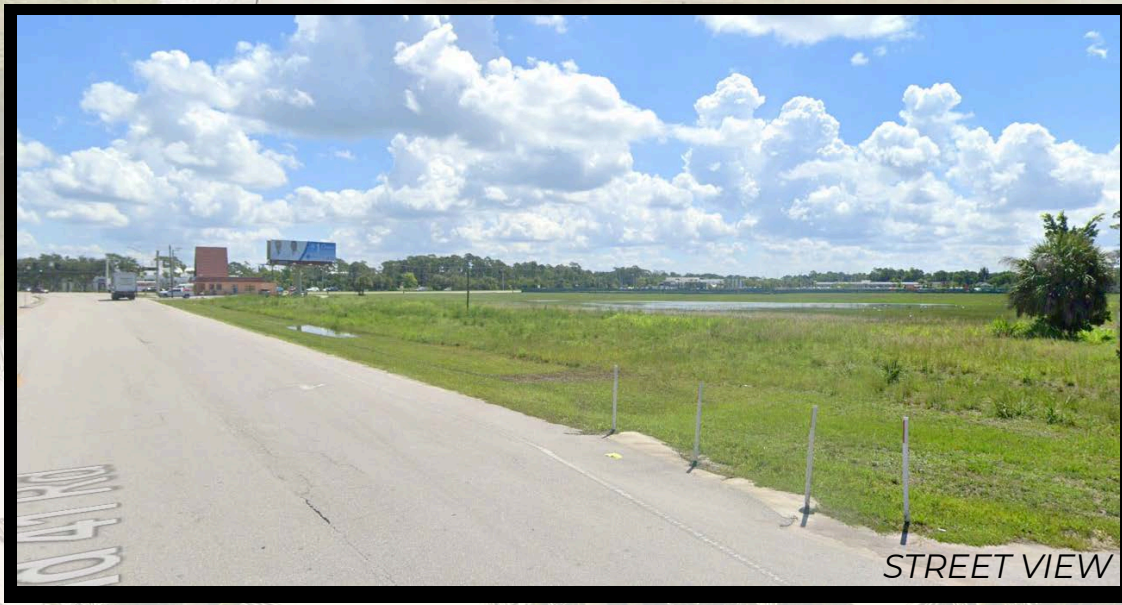
OFFERING SUMMARY

PRICE: CALL FOR PRICING

SIZE: 900 - 4,224 SF

WELL SUITED FOR:

- DRIVE-THRU
- RESTAURANT
- RETAIL



STREET VIEW

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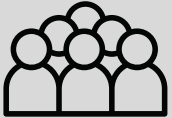
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 28181 OLD 41 RD | BONITA SPRINGS, FL 34135

Downtown

BONITA SPRINGS

DEMOGRAPHICS WITHIN 5 MILES



POPULATION SIZE: 97,961



HOUSEHOLD INCOME: \$155,674



DAYTIME POPULATION 110,377



AVERAGE NET WORTH: \$3,215,070

**CONSUMERS SPENT ON AVERAGE \$248,374,057
AT FOOD AWAY FROM HOME IN 2024***

DOWNTOWN BONITA SPRINGS
CONSISTS OF SOME OF SWFL'S BEST
DEMOGRAPHICS

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

DOWNTOWN BONITA SPRINGS IS
EXPERIENCING A REVITALIZATION WITH
AN UPTICK IN NEW BUSINESSES &
ATTRACTIONS OPENING.



**AVERAGE DAILY TRAFFIC COUNT:
59,000 VPD ON OLD 41/BONITA BEACH RD.**



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