

# Causeway Commerce

**28280 OLD 41 RD M9**

Bonita Springs, FL 34135

**PRESENTED BY:**

**BENJAMIN MYERS**

O: 414.708.4729

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**YOUR NAME HERE**

**LEASE**



# PROPERTY SUMMARY



## OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	
RENOVATED:	2020
ZONING:	IL
MARKET:	Bonita Springs
SUBMARKET:	Old 41
NNN FEES	\$5.50 psf

## PROPERTY OVERVIEW

This stunning 1,500 square foot industrial flex unit won't last long! No expense spared in building out the space as a beautiful tasting room. The fully air-conditioned space features a dedicated unit for the front half, ensuring the perfect temperature for your guests' comfort. This 1,500 sf unit is versatile and can be used for a variety of purposes, including a showroom, office space, storage, and more. Located in a prime location between Naples and Fort Myers, this unit resides in the new Causeway Commerce development which features a diverse mix of businesses. It is just minutes away from 41 and I-75, providing easy access for your employees and customers. Ample parking is available, making it easy for your guests to visit.

## PROPERTY HIGHLIGHTS

- Top-of-the-line tasting room with no expense spared
- Sits 5 minutes in between US-41 and I-75
- Flexible IL zoning allows for a wide scope of uses
- Kitchen equipment and furniture can be included

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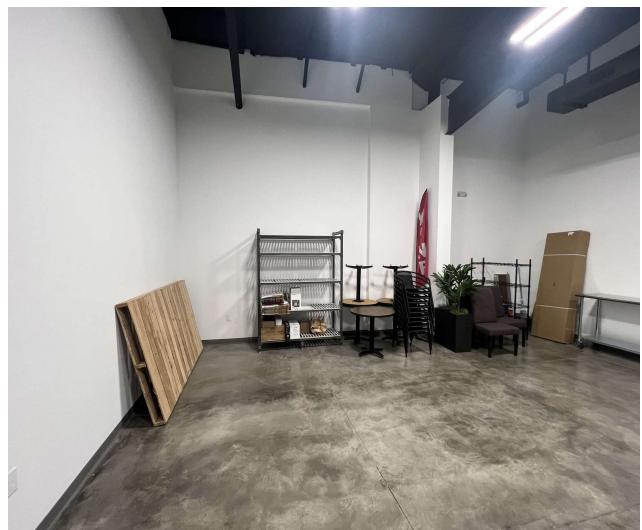
CAUSEWAY COMMERCE | 28280 Old 41 Rd Bonita Springs, FL 34135

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## ADDITIONAL PHOTOS



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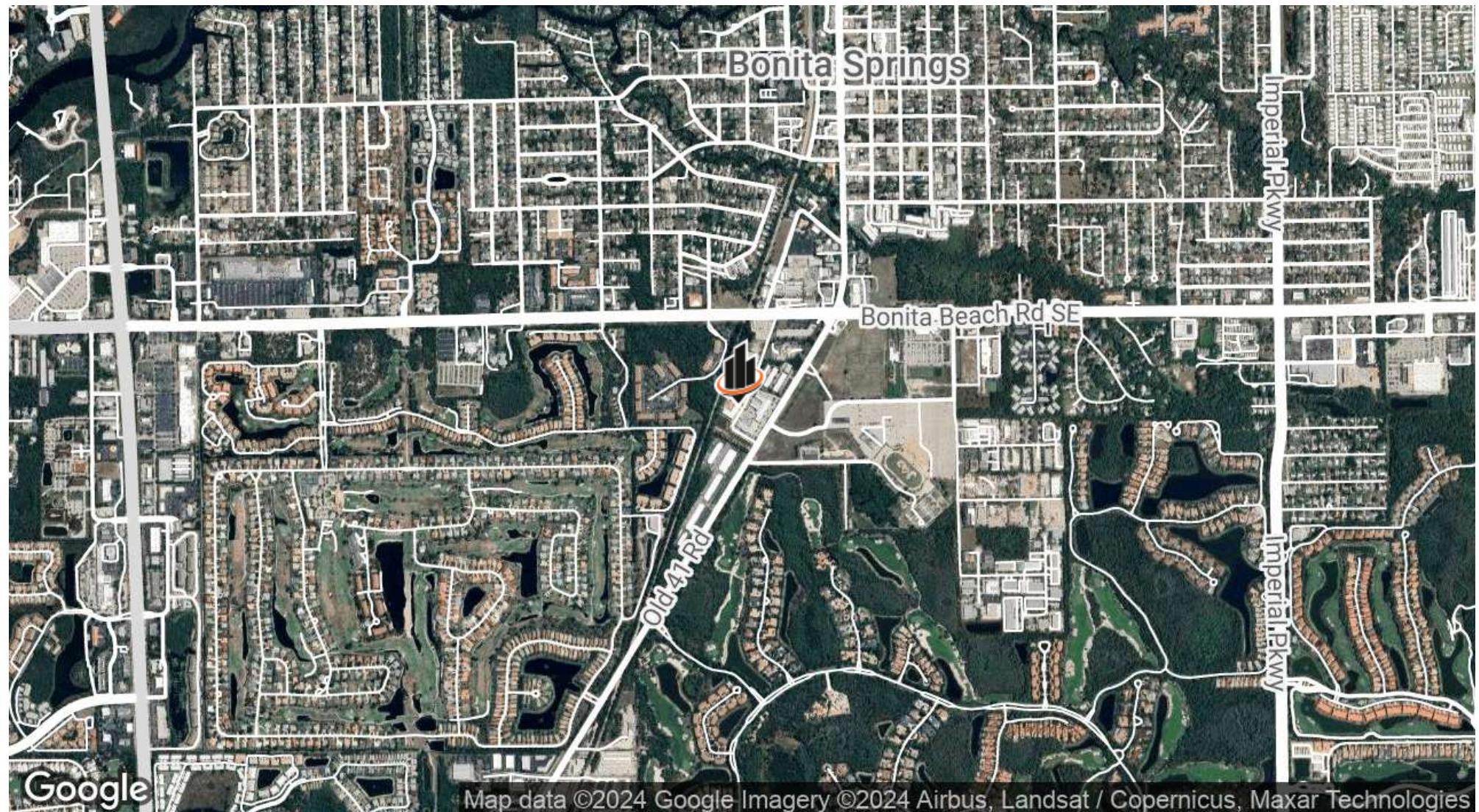
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## LOCATION MAP



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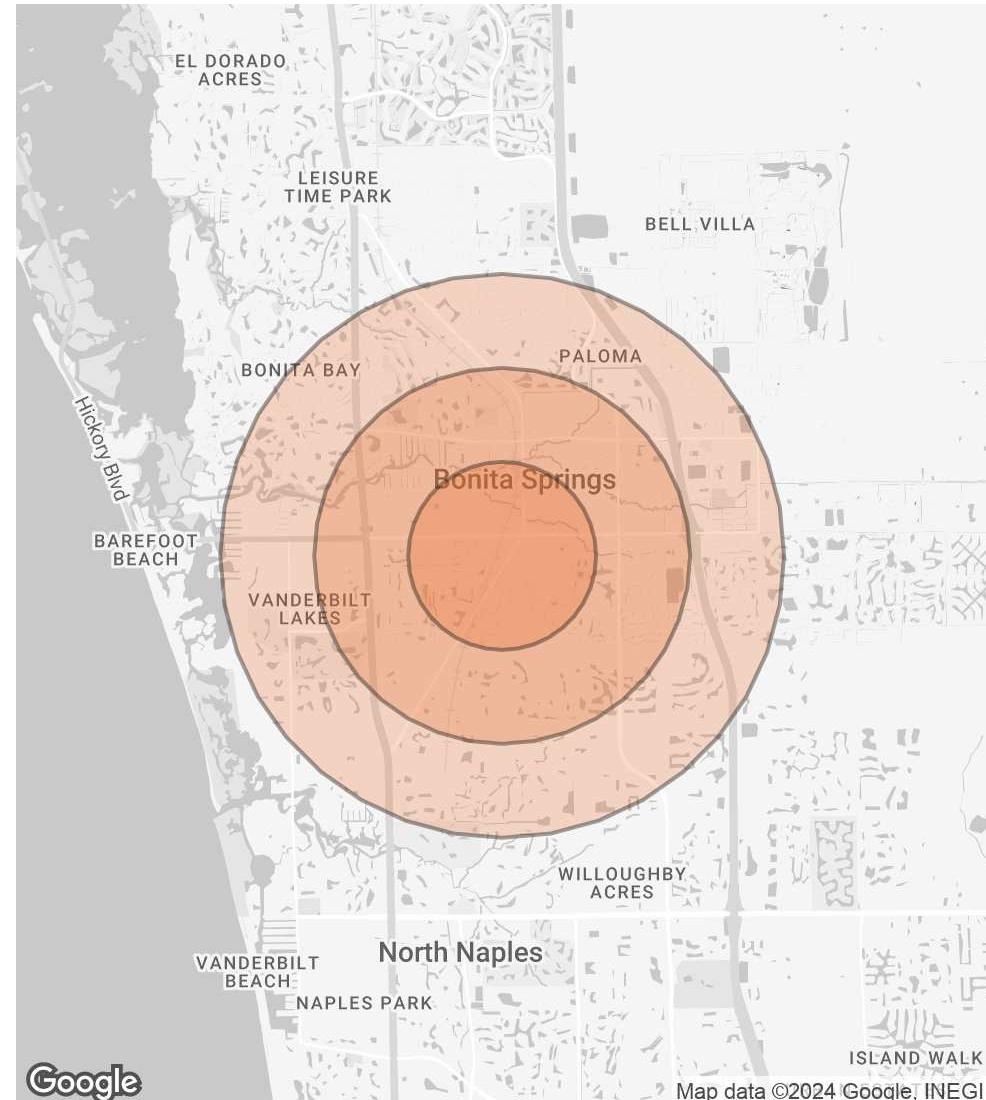
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# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
<b>TOTAL POPULATION</b>	6,164	26,925	51,751
<b>AVERAGE AGE</b>	44.6	47.0	52.0
<b>AVERAGE AGE (MALE)</b>	46.8	47.1	51.8
<b>AVERAGE AGE (FEMALE)</b>	42.9	47.2	52.8
<b>HOUSEHOLDS &amp; INCOME</b>			
<b>TOTAL HOUSEHOLDS</b>	3,374	14,354	30,574
<b># OF PERSONS PER HH</b>	1.8	1.9	1.7
<b>AVERAGE HH INCOME</b>	\$63,541	\$68,025	\$74,279
<b>AVERAGE HOUSE VALUE</b>	\$364,367	\$317,086	\$358,130

\* Demographic data derived from 2020 ACS - US Census



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## ADVISOR BIO 1



### BENJAMIN MYERS

Advisor

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**Direct:** 414.708.4729 | **Cell:** 414.708.4729

### PROFESSIONAL BACKGROUND

Ben Myers is a licensed advisor with SVN Florida Commercial Real Estate Advisors, and recently joined SVN Commercial Partners in January of 2020. Ben's area of focus in the industry centers around the industrial and retail sector, with a focus on tenant and buyer representation.

Ben moved to Naples, FL from Minneapolis, Minnesota in late 2019 where he attended and played NCAA hockey for four years at the University of St. Thomas. In 2017, Ben was voted MIAC goalie of the year and also named to the All-American team. Throughout his senior year at UST, Ben worked in sales as a Brand Ambassador for the Porsche Automotive Group before playing professional hockey up until he started with SVN.

Growing up in Milwaukee, Wisconsin, Ben lived at the hockey rink in the winter and the racetrack in the summer. He and his family restore, maintain, and race vintage race cars all over the country throughout the year. In his spare time, Ben's passion for animals led him to volunteer at a local animal sanctuary in Naples, Florida where he works with various exotic animals including four Tigers and a male Lion. Recently, he helped start Future Podiums Foundation, a non-profit organization focused on helping underprivileged youth and veterans make their way into the motorsports industry.

He's done numerous deals in Naples and Lee County, while also assisting clients with listings and acquisitions in Sarasota and DeSoto County. With an educational background in Economics, experience in the automotive industry, and having a network of affluent individuals, the SVN culture and platform is a perfect fit.

**SVN | Commercial Partners**  
2231 First Street 2nd Floor  
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