

4836

BONITA BEACH ROAD SW

BONITA SPRINGS, FL 34134



Since the aerial photos were taken, all former structures on the site have been demolished



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COMMERCIAL REAL ESTATE SERVICES

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EXECUTIVE SUMMARY

Lee and Associates | Naples-Fort Myers is pleased to present this 0.46± acre redevelopment site in Bonita Springs, Florida. The property features three road frontages, providing excellent visibility and accessibility along Bonita Beach Road. Formerly improved with a strip center, the site has since been cleared, eliminating demolition costs for a buyer and delivering a ready-to-build parcel. Its location near Bonita Beach makes it well positioned for a variety of uses.



OFFERING HIGHLIGHTS

- All structures cleared – site delivered clean, no demolition costs for buyer
- Three road frontages for maximum visibility and access
- Canal at rear of property
- 203'± of Road Frontage on Bonita Beach Road SW
- Lee County Zoning: C-1 (Commercial)
- Proposed uses: commercial, multifamily, single-family
- 45' Max Building Height (Higher with Approved MPD – Mixed Planned Development)
- Water, Sewer, and Electric On Site

PROPERTY INFORMATION

4836 Bonita Beach Road
Bonita Springs, Florida 34134

LOCATION



\$1.6M

PRICE



0.46± ACRE

SIZE



C-1

ZONING



PROPERTY INFORMATION

SITE ADDRESS: 4836 BONITA BEACH ROAD, BONITA SPRINGS, FL

STRAP NUMBERS: 32-47-25-B4-00058.0010

IMPROVEMENT TYPE: PREVIOUSLY IMPROVED LAND

NUMBER OF PARCELS: ONE (1)

LAND AREA: 0.46± ACRE (20,212± SF)

FRONTAGE : 203'± ON BONITA BEACH ROAD

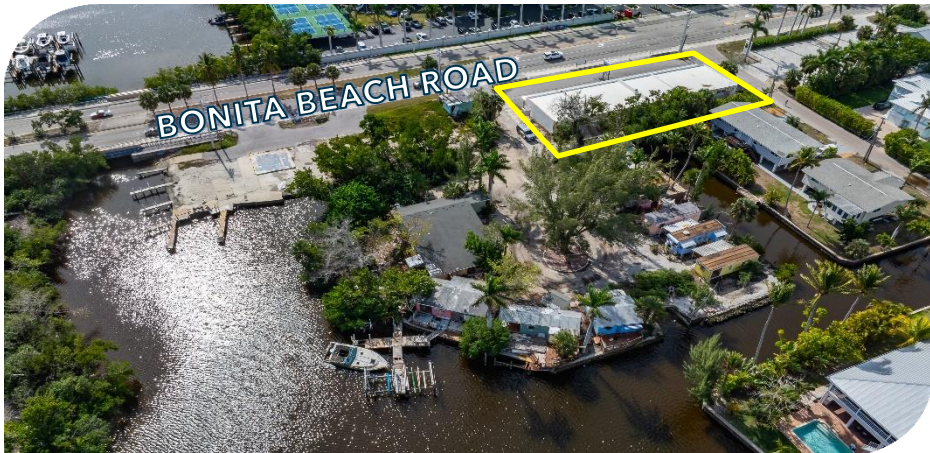
FLOOD ZONE: AE

ZONING: C1-COMMERCIAL

FUTURE LAND USE: GENERAL COMMERCIAL

UTILITIES: AVAILABLE TO SITE

TRAFFIC COUNTS 27,000 AADT (FDOT 2024)



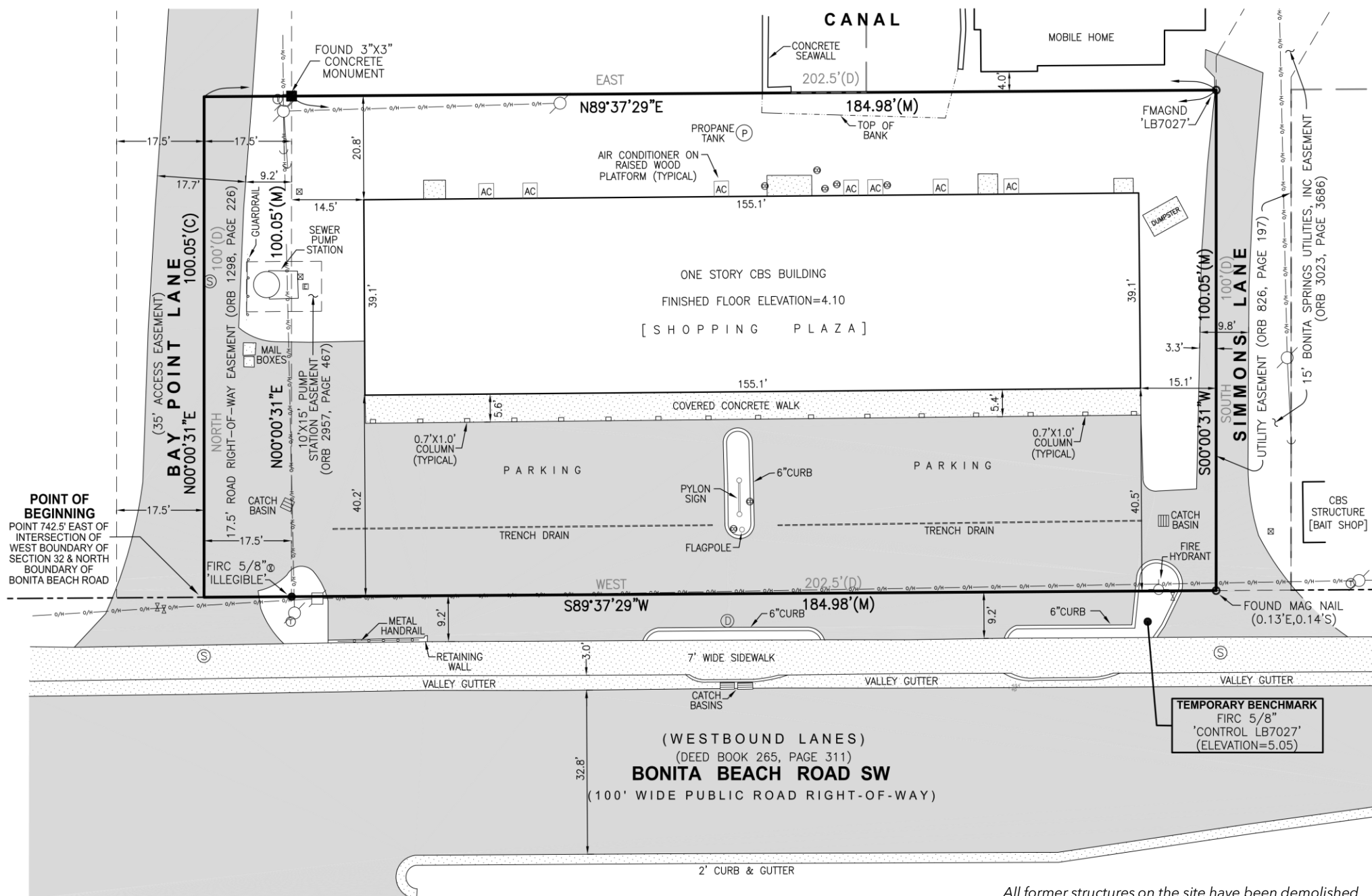
Please Note: Since these aerial photos were taken, all former structures have been demolished. The site is now delivered clean and ready for redevelopment.

AERIAL VIEWS

Since the aerial photos were taken, all former structures on the site have been demolished, providing a clean slate for redevelopment and eliminating demolition costs for a buyer.



SURVEY



All former structures on the site have been demolished

COMPARABLE SALES

#		ADDRESS	CITY	SALE DATE	SALE PRICE	PRICE/SF	PRICE/ACRE	LAND SIZE (ACRE)	ZONING
1		4200 Bonita Beach Rd	Bonita Springs	10/21/2024	\$5,550,000	\$26.82	\$1,168,421	4.75	CC/CS
2		2670-2680 Estero Blvd	Fort Myers Beach	08/20/2024	\$1,795,000	\$100.50	\$4,377,951	0.41	CO
3		26301 Hickory Blvd	Bonita Springs	02/29/2024	\$7,850,000	\$136.52	\$5,946,990	1.32	C
4		2700 Estero Blvd	Fort Myers Beach	10/27/2023	\$2,500,000	\$136.65	\$5,952,446	0.42	CR
5		4570 Bonita Beach Rd	Bonita Springs	03/06/2023	\$2,600,000	\$39.79	\$1,733,333	1.50	C1

AREA DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES	HOUSEHOLDS	1 MILE	3 MILES	5 MILES	INCOME	1 MILE	3 MILES	5 MILES
2025 Population	3,399	25,941	69,467	2025 Households	1,825	13,945	33,965	Median Household Income	\$116,325	\$102,985	\$100,629
2030 Population Projection	3,504	27,200	73,013	2030 Household Projection	1,911	14,889	36,386	Avg. Household Income	\$182,070	\$159,942	\$156,989
Median Age	63.5	68.7	63.1	Avg. Household Size	1.85	1.82	2.02	2025-2030 Med. HH Trend	3.02%	2.24%	2.32%



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Since 1979, Lee & Associates has reimagined the way that commercial real estate companies should be structured. Each Lee & Associates office is owned and operated by its professionals. As shareholders of the company, this separates us from our competition and creates one common goal; to provide seamless, consistent execution and value-driven market-to-market services to our clients.

Every Lee & Associates office delivers world-class service to an array of regional, national, and international clients - from small businesses and local investors to major corporate users and institutional investors.

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CA, Los Angeles - Commerce
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CA, Los Angeles - ISG
CA, Los Angeles - Long Beach
CA, Los Angeles - Pasadena
CA, Los Angeles - Sherman Oaks
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CA, Los Olivos
CA, Newport Beach
CA, Oakland
CA, Ontario
CA, Orange
CA, Palm Desert
CA, Pleasanton
CA, Riverside

CA, San Diego
CA, San Diego - North
CA, San Francisco
CA, San Luis Obispo
CA, Santa Barbara
CA, Stockton
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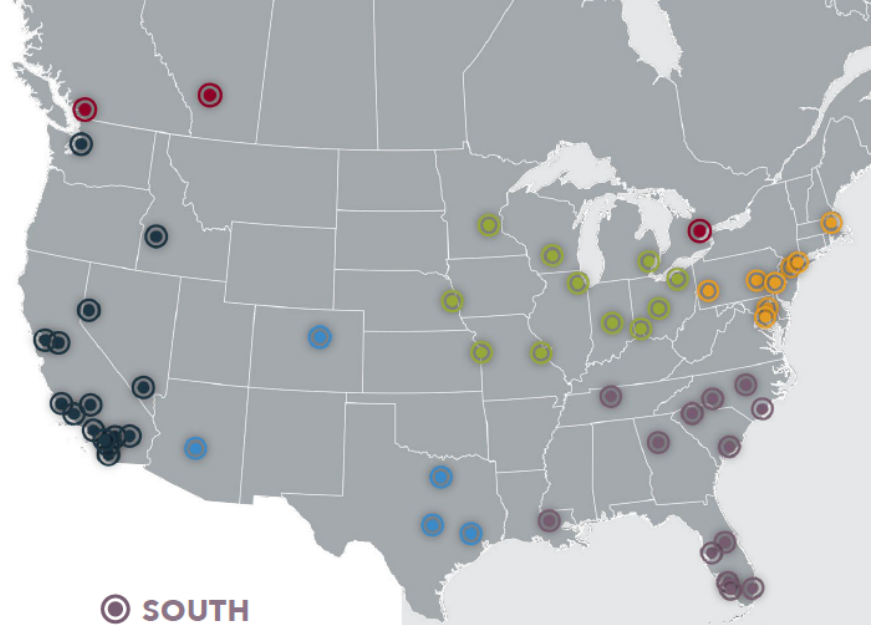
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2+

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IN BROKERED SALE &
LEASE SF OVER 5 YEARS

\$120+

BILLION

IN TRANSACTION
VOLUME OVER 5 YEARS

1,750

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This Offering Memorandum ("OM") contains information regarding the property located at 4836 Bonita Beach Road SW, Bonita Springs, FL 34134 (the "Property"). It has been prepared by Lee & Associates | Naples-Fort Myers for informational purposes only and is intended solely as a general overview for prospective purchasers or tenants.

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