



Shops at Hidden Lakes
28811 S Tamiami Trail
Bonita Springs, FL

For Lease

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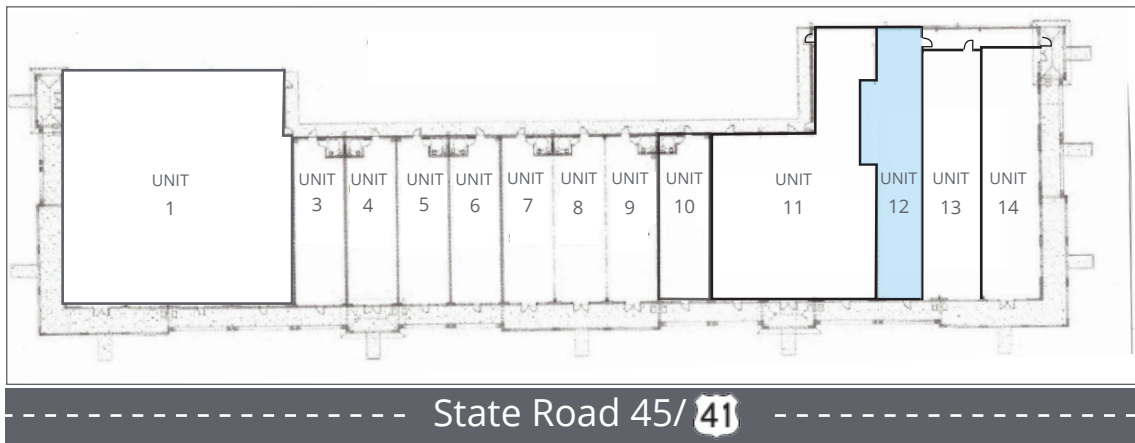
Property Profile

- Location: At the signalized intersection of US 41 and Woods Edge Pkwy.
- Built: 2001
- New exterior paint (2019)
- Signage: Pylon and building signage
- Parking: In front of shops

Availability:

- Unit 12: 2,240 SF

Site Plan:



Leasing Rate:

\$20.00/SF + CAM \$6.93/SF (water included)

Tenant Roster

Unit #	Tenant	SF
1	Outdoor Kitchen	7,812
3	FLorida Excursions	1,300
4	ABC Invest.	1,300
5	Gatsby's Pizza	1,300
6	The Releaf Clinics	1,300
7	White Rose Day Spa	1,300
8	J & C Leonard	1,300
9	Couture Nails	1,300
10	Balkan Market	1,300
11	American Mattress	4,868
12	AVAILABLE	2,240
13	VIPcare	2,071
14	Bonita Beach Dental	2,684



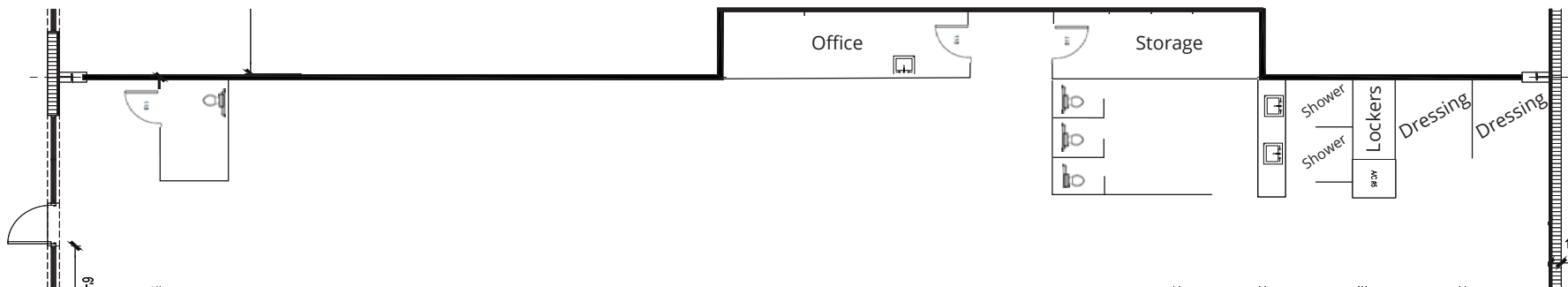
Availability

Unit 12: 2,240 SF

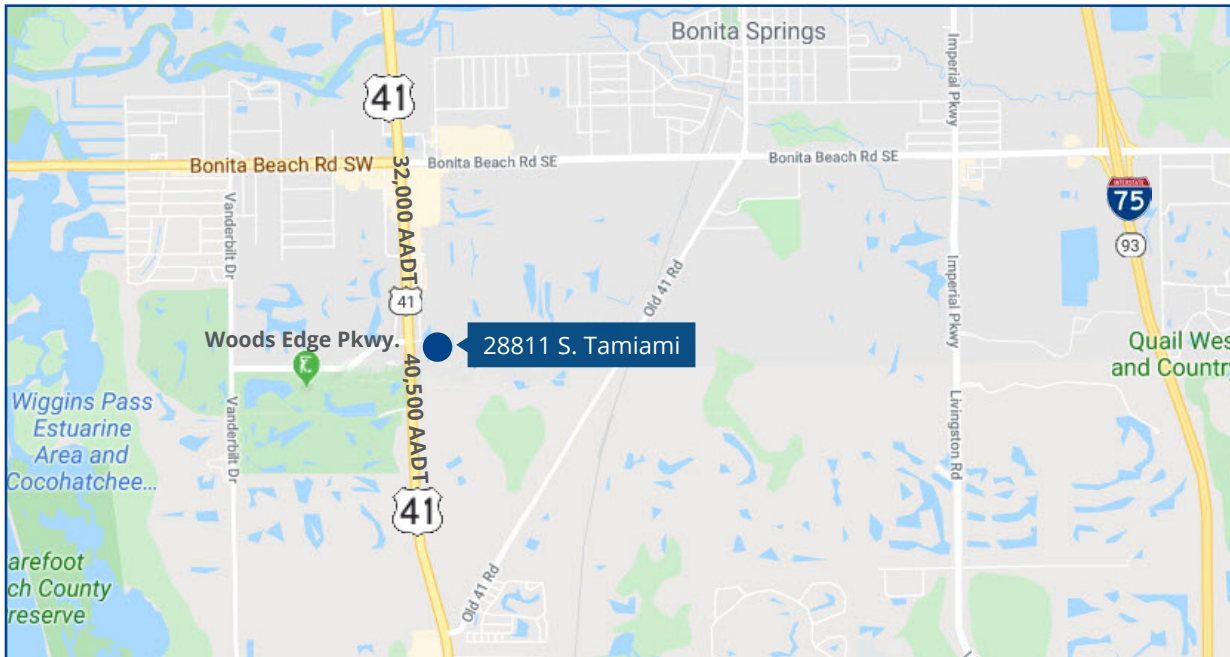


- Large open area
- 1 office
- Storage room
- Restrooms
- 2 showers
- Locker room area
- Ideal use: fitness center/yoga

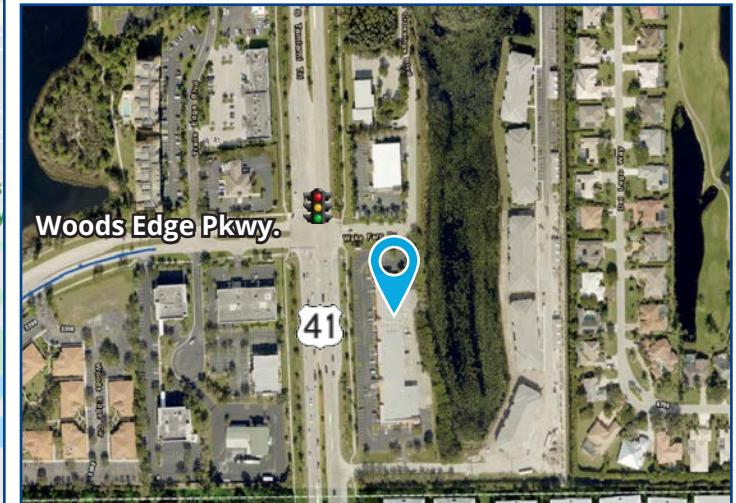
Floor Plan (sketch, no to scale):



Location & Access



Located in the densely populated area of Bonita Springs, at the signalized intersection of US 41 (S. Tamiami Trail) and Woods Edge Pkwy.



Demographics



Total Population

1-Mile: 5,913
3-Mile: 40,305
5-Mile: 92,887



Daytime Population

1-Mile: 9,323
3-Mile: 49,611
5-Mile: 104,557



Average HH Income

1 Mile: \$116,732
3-Mile: \$128,622
5-Mile: \$136,942



Households

1-Mile: 3,190
3-Mile: 19,055
5-Mile: 43,609



Median Age

1 Mile: 65.8
3-Mile: 60.7
5-Mile: 60.4



Traffic - AADT

US 41: 40,500



Accelerating success.

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