



UNIT  
400



FOR  
SUBLEASE  
RETAIL SPACE

# SHOPPES AT PELICAN LANDING

24600 S TAMiami TRAIL, BONITA SPRINGS, FL 34134

**The Shoppes at Pelican Landing** is a Publix-anchored shopping center at the signalized intersection of US 41 and Old 41 Road/Pelican Landing Parkway. Surrounded by affluent residential communities, this highly sought-after location offers excellent visibility, strong demographics, and steady customer traffic, making it an ideal setting for your business.

- 4,000± SF in-line space available for sublease through December 2028, with longer term possible
- Prime position directly adjacent to Publix
- Signalized intersection with strong traffic counts along US 41
- Pylon and building signage opportunities

## AVAILABILITY

UNIT	400
SIZE (SF)	4,000
MONTHLY RENT	\$7,900

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YOUR LOCAL MARKET **EXPERT**

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## UNIT 400



## LOCATION DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 Population	3,677	31,231	83,984
2025 Households	2,126	16,406	41,084
Med. Household Income	\$126,341	\$109,549	\$96,706
Avg. Household Income	\$174,250	\$161,858	\$140,302
Median Age	71.7	69.7	63.7

## TRAFFIC COUNTS

VOLUME (AADT)	YEAR
57,000	2024