



COMING SOON

MODERN STYLE FLEX UNITS IN THE HEART OF BONITA SPRINGS!

Investment Properties Corporation of Naples
3838 Tamiami Trail North Suite 402
Naples Florida 34103-3586

Tel: 239-261-3400 Fax: 249-261-7579 www.ipcnaples.com

Licensed Real Estate Broker

Christine McManus, CCIM, SIOR | 239-777-2020 | christine@ipcnaples.com

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OFFERING SUMMARY

BASE RENT: \$22.00 - 26.00 PSF

CAM: Est. at \$6.00 PSF

SIZE: Starting at 1,513 SF

**HEIGHT: 13.5' to 26' clear height
DEPENDING ON LOCATION**

DOOR HEIGHT: 12'

PARKING: 148 spaces

POWER: 208 V / 3 phase

ZONING: CPB

Exciting news for Bonita Springs! A cutting-edge 51,000 sq. ft. flex center is on the horizon, right in the heart of our thriving community. This versatile center caters to a wide range of uses from industrial, retail, office, restaurants, and medical facilities. It's a significant addition that will enrich the ever-growing Bonita Springs area, which is characterized by its diverse and dynamic population.

Each unit in the new center will be delivered cold gray shell with HVAC, exposed ceilings, ADA-compliant restroom(s), poured floors, fire separation walls, a cutting-edge fire suppression system, three-phase power, electrical setups, and all other essential utilities.



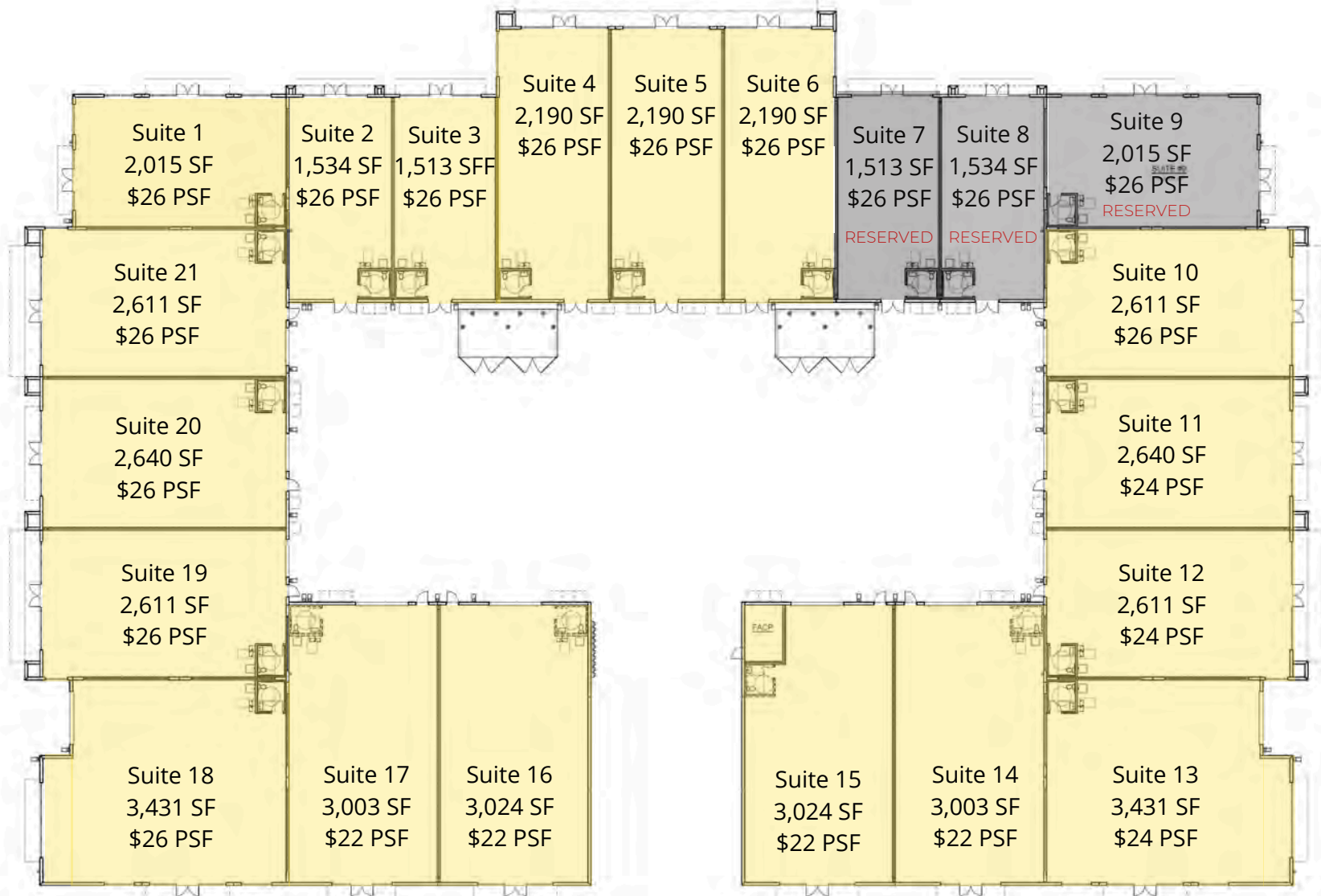
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Old 41 Road



Unit	Clear Height	Deck Height
1-9	13.5'	16'
10-12	26'	29'
19-21	26'	29'
13-18	19'	22'



PHOTOS



The Burn Pine Center is conveniently located adjacent to The Pickleball Club, a soon to be state-of-the-art 35,000 sq. ft. indoor pickleball center. This facility will feature 12 indoor racquet courts, dining, and retail options. Also nearby is Bonita Springs Charter School, Shaw Development, and a variety of businesses.

click here!



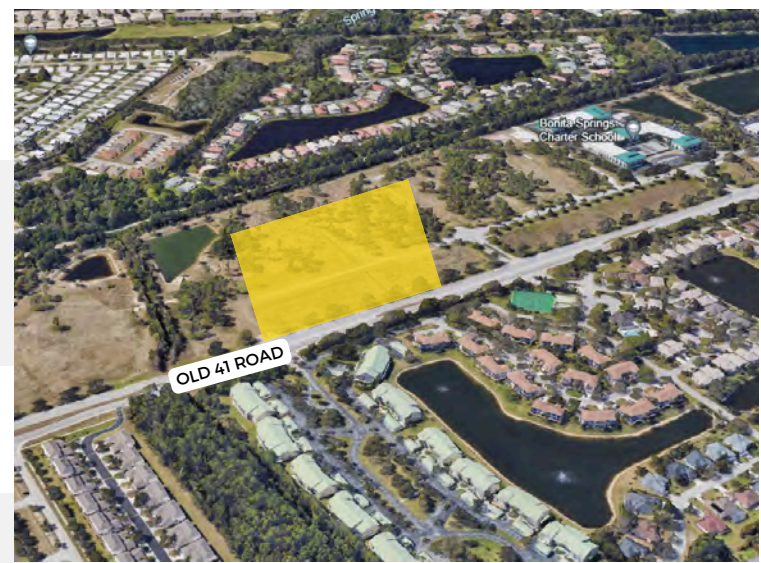


Population

1 Mile Radius: 6,172
3 Mile Radius: 45,562
5 Mile Radius: 77,157

Average Household Income

1 Mile Radius: \$106,049
3 Mile Radius: \$129,876
5 Mile Radius: \$133,995



Median Home Values

1 Mile Radius: \$451,626
3 Mile Radius: \$615,713
5 Mile Radius: \$589,986

click here!

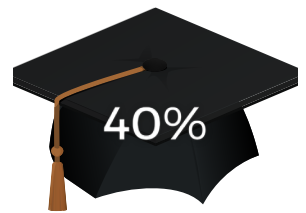


Located only 3.7 miles from Coconut Point Mall.



Within a 3 mile radius from the property, there are 21,125 housing units.
Within a 5 mile radius, there are 37,160 housing units.

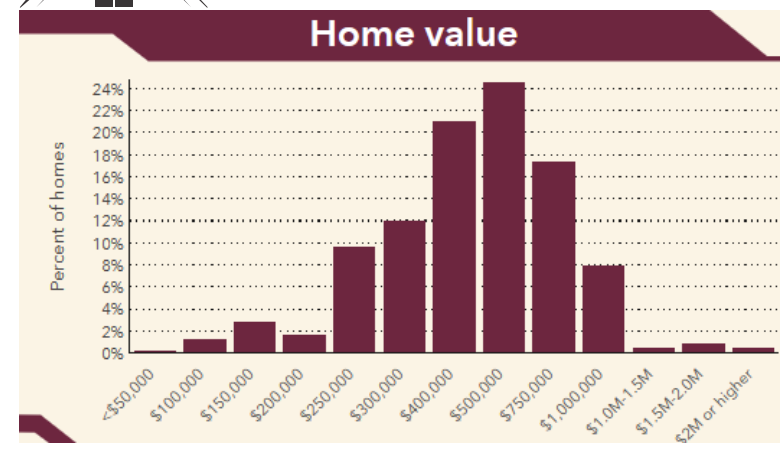
Bachelor's Degree



Graduate Degree



2023 Home Values (within 1 mile)





**Investment
Properties
Corporation**


NH2 CENTER

 9606 Bernpine Court | Bonita Springs, FL 34135

USES

Animal Clinics
Automotive Repair / Service
Banks and Financial Establishments
Barbershops, Beauty Shops, Massage
Bars and Cocktail Lounges
Boating
Cameras / Video Equipment
Cellular / Wireless
Check Cashing
Crafts / Supplies
Dentistry
Education (Childcare, Learning Centers, Schools)
Flooring
Florists
Framing / Supplies
Gymnasiums

Home Builders / Contractors
Home Furnishings
Insurance
Manufacturing
Office Supplies
Offices (General or Medical)
Paint Stores
Pets / Pet Care / Supplies / Veterinarian
Pools / Spas
Restaurants (Fast Food or Carry Out)
Retail (Small or Large Products or Commodities)
Schools
Signs / Banners
Studios
Tailoring / Alterations
Tax Services
Therapy Services
Toys / Hobbies
Variety Store
Warehouses (Public or Private)
Wholesale Establishments / Club

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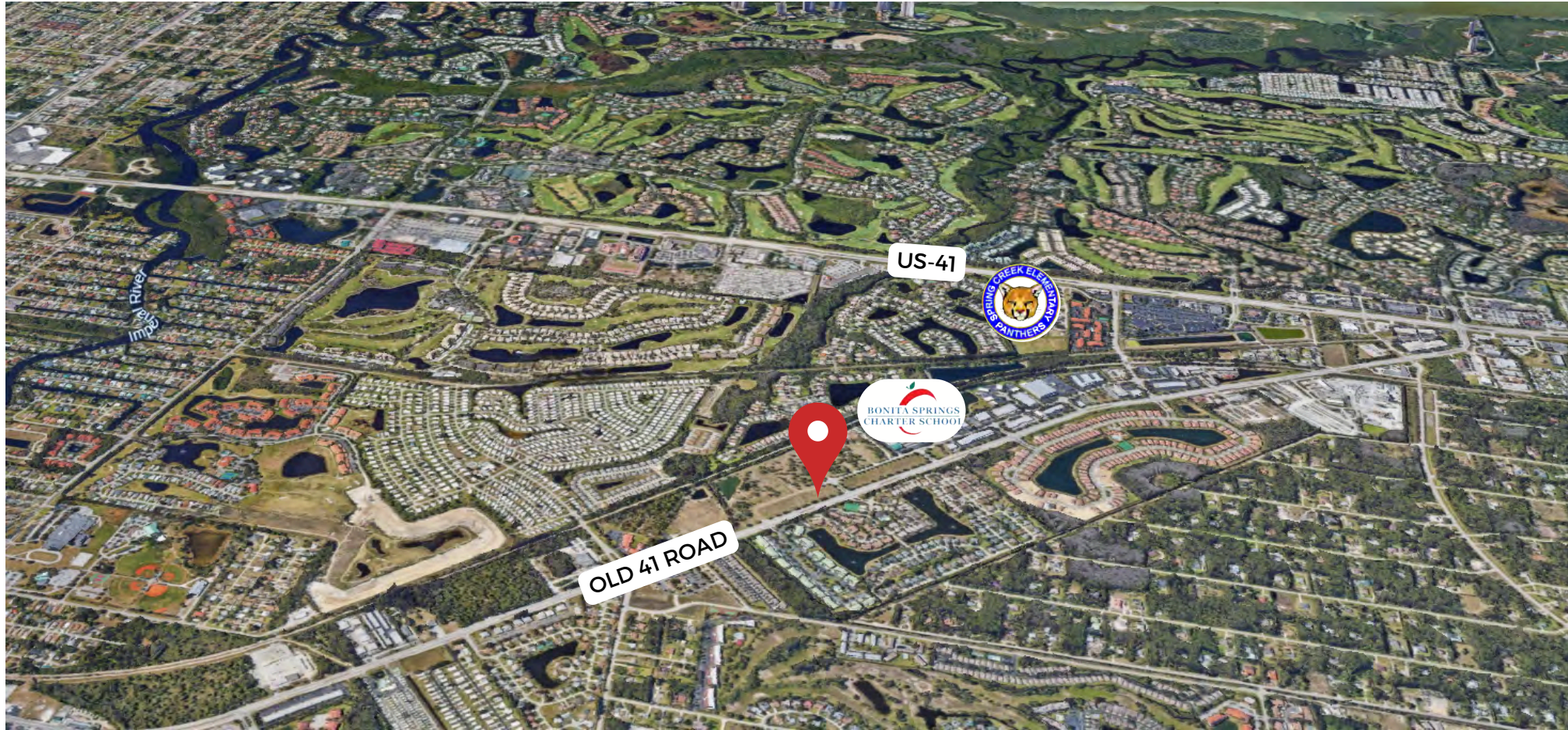
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