

BEACH ROAD PLAZA

3401 BONITA BEACH RD SW, BONITA SPRINGS, FL 34134

FOR LEASE



Kim Daugherty

Senior Advisor

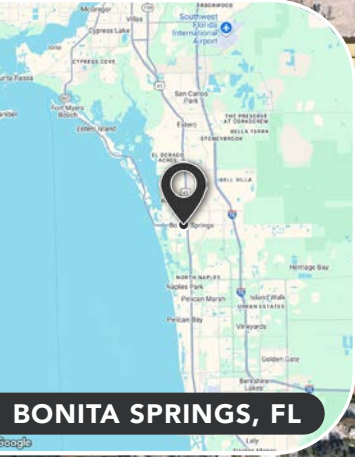
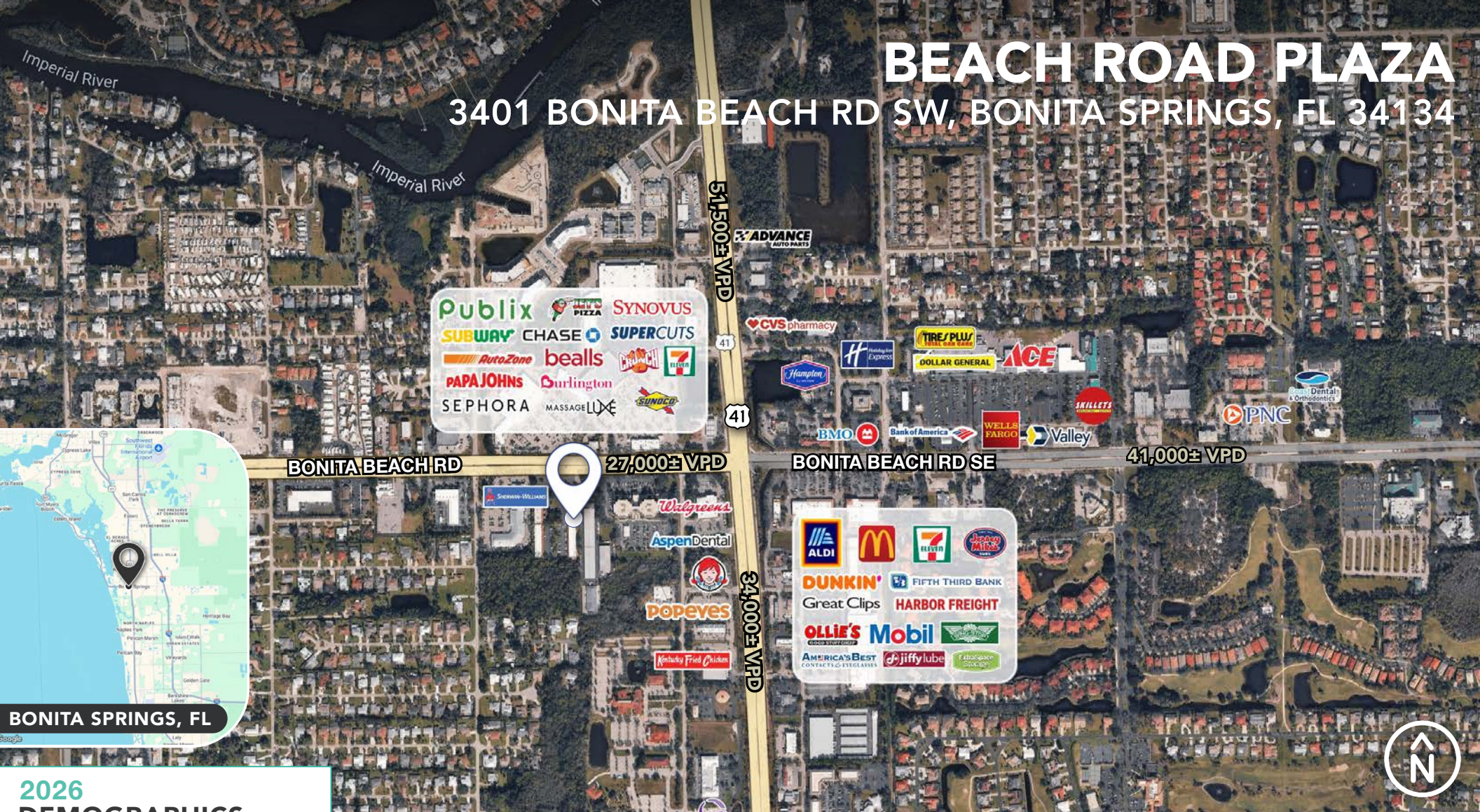
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2026 DEMOGRAPHICS

3401 BONITA BEACH RD SW

	1 MILE	3 MILE	5 MILE
AVERAGE H.H INCOME	\$149,348	\$167,693	\$171,482
POPULATION	6,764	47,884	97,281
EMPLOYMENT DENSITY	7,163	23,789	47,958

PROPERTY FEATURES

PRICE	\$15/SF NNN (\$7.96/SF)
AVAILABLE	Unit 209 — 861± SF retail/office Unit 303/304 — 1,728± SF office
ZONING	C-1
LOCATION	Beach Road Plaza is located just west of US 41 on Bonita Beach Road, across from the signalized entrance of the Center of Bonita Springs plaza.

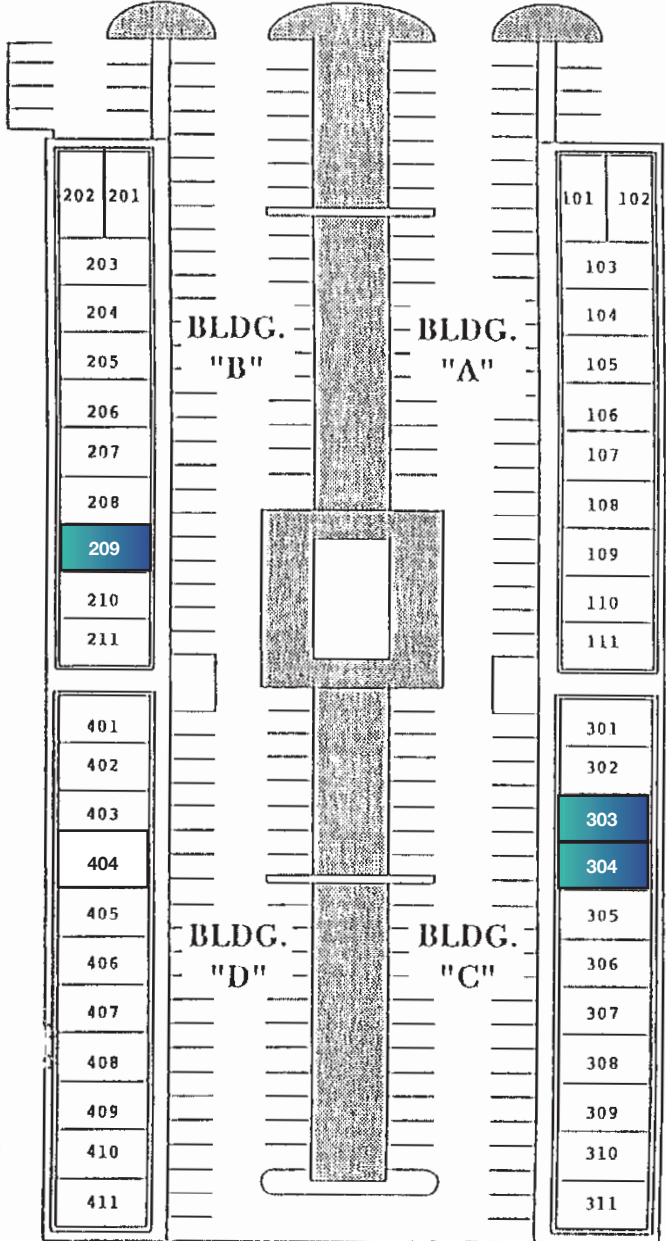
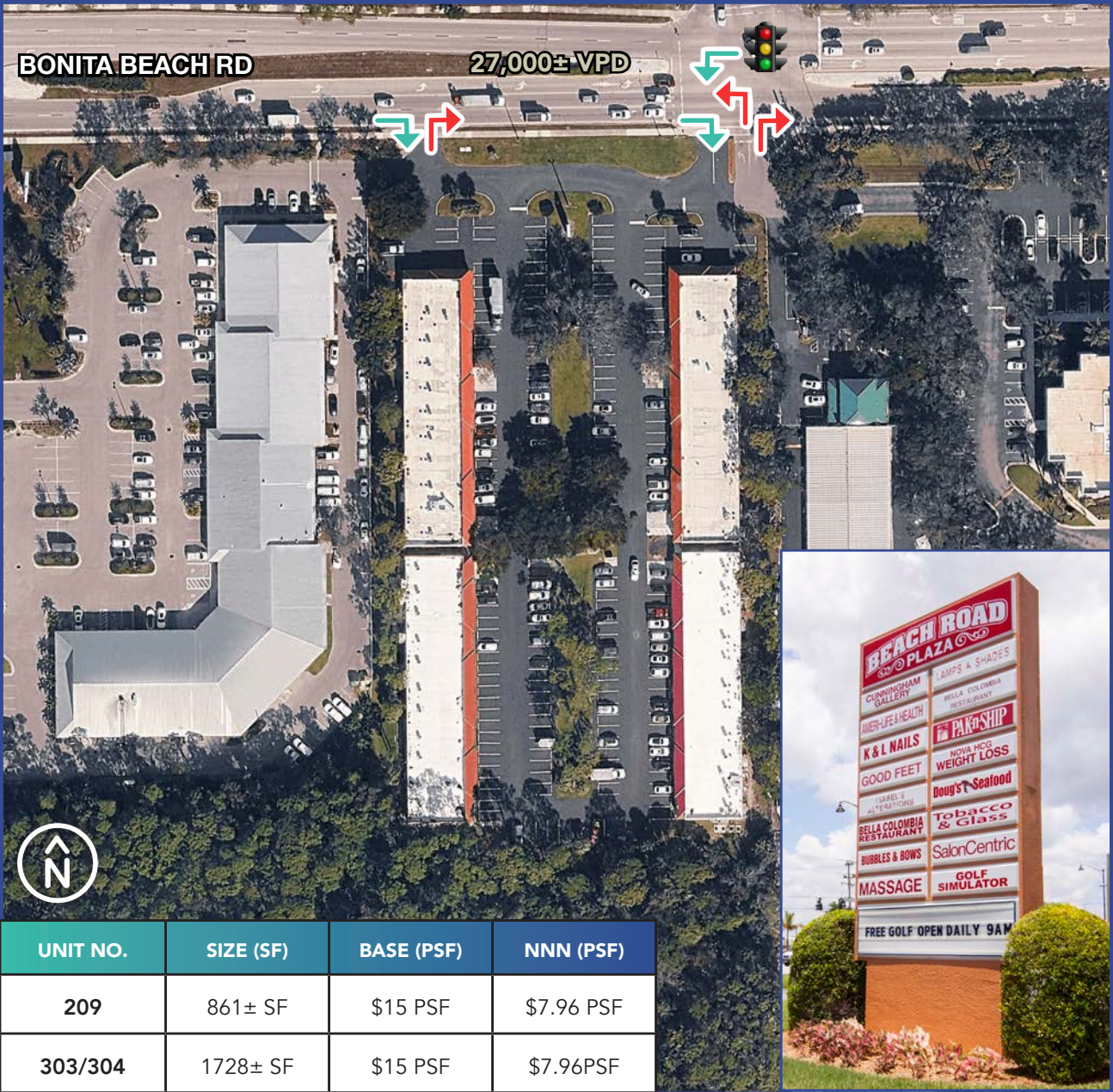


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UNIT NO.	SIZE (SF)	BASE (PSF)	NNN (PSF)
209	861± SF	\$15 PSF	\$7.96 PSF
303/304	1728± SF	\$15 PSF	\$7.96PSF



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