



FOR LEASE
RETAIL/OFFICE/
MEDICAL

PIAZZA DI BONITA

27180 BAY LANDING DRIVE

BONITA SPRINGS, FL 34135

SIZE: 2,170 - 9,448± SF
LEASE RATE: \$17.00 - \$20.00 PSF NNN
CAM: \$9.21 PSF
ZONING : CPD (Lee County)

AVAILABILITY

UNIT	5	6	7
SIZE (SF)	3,661	2,170	3,617
LEASE RATE (PSF)	\$17.00	\$17.00	\$20.00
MONTHLY BASE RENT	\$5,186.42	\$3,074.17	\$6,028.33
CAM (PSF)	\$9.21	\$9.21	\$9.21
MONTHLY CAM	\$2,809.82	\$1,665.48	\$2,776.05
TOTAL MONTHLY RENT	\$7,996.23	\$4,739.64	\$8,804.38

PROPERTY HIGHLIGHTS

- Prime US 41 frontage with signage visibility to 51,500+ vehicles per day
- Ample on-site parking for tenants and customers
- Signalized access for easy ingress/egress
- Ideally positioned between Estero and Naples
- Surrounded by established and growing residential communities

Please Contact:

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PIAZZA DI BONITA

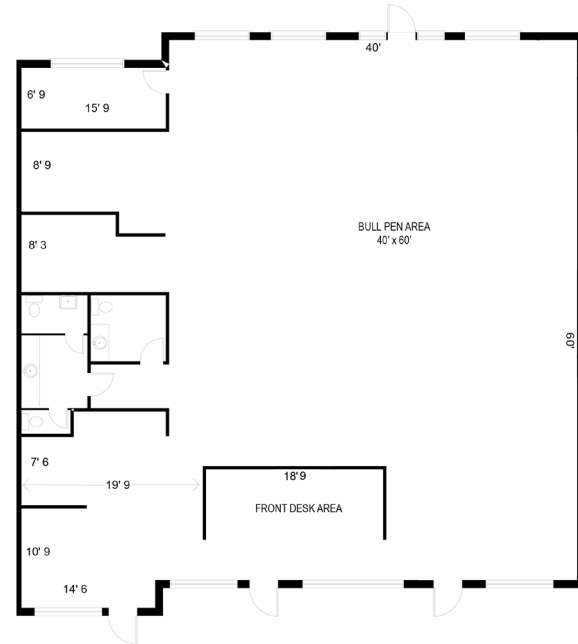
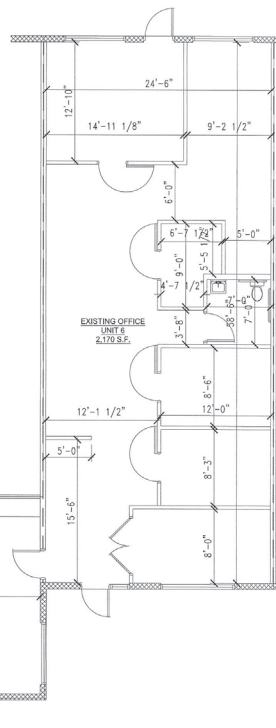
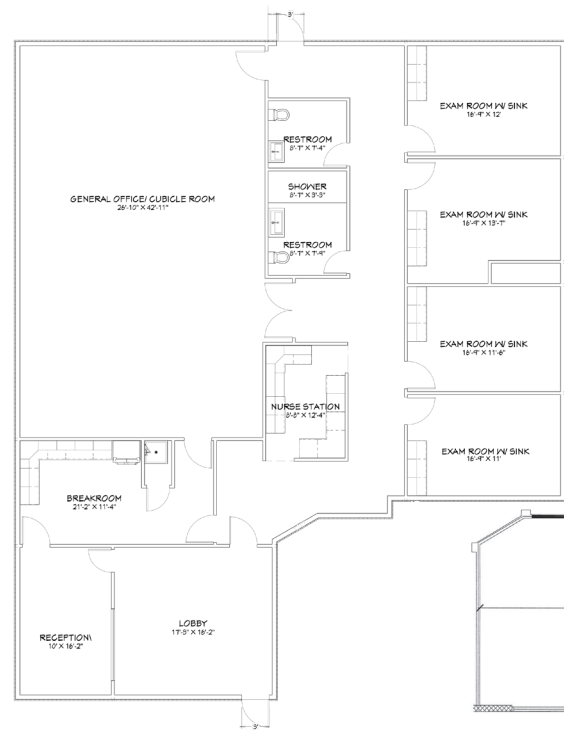
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BONITA SPRINGS, FL 34135



UNIT 7
3,617± SF
Built-out as Medical

UNIT 6
2,170± SF
Built-out as Office

UNIT 5
3,661± SF
Built-out as Retail/Office



*Units Can Be Combined for a Total of 9,448± SF

LOCATION DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 POPULATION	4,611	46,068	80,511
HOUSEHOLDS	2,366	22,072	39,332
MEDIAN HOUSEHOLD INCOME	\$78,852	\$89,250	\$102,842
AVG. HOUSEHOLD INCOME	\$135,614	\$141,151	\$158,480

TRAFFIC COUNTS

2024	VOLUME (AADT)
S Tamiami Trail (US 41)	51,500
W Terry Street	10,400

