

# SHOWROOM SPACE FOR LEASE

## PIAZZA DI BONITA - MEDICAL / OFFICE / RETAIL SPACE

27180 BAY LANDING DRIVE | BONITA SPRINGS, FL 34135



### LISTING DETAILS

**SPACE AVAILABLE:** +/- 9,187 SF

**LEASE RATE:** \$17.00/SF NNN

**CAM:** \$6.80/SF

**LOCATION:** Situated at the SE Corner of S Tamiami Trail & West Terry Street in Bonita Springs

**ZONING:** CPD (Lee County)



### PROPERTY HIGHLIGHTS

- Fronts US-41 Offering Excellent Branding with 83,500 Cars a day Passing By
- Great Parking
- Access to 2 Signalized Intersections
- Conveniently Located Between Estero & Naples
- Surrounded by Residential Communities
- Best Demographics in the Market
- End Cap Unit

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

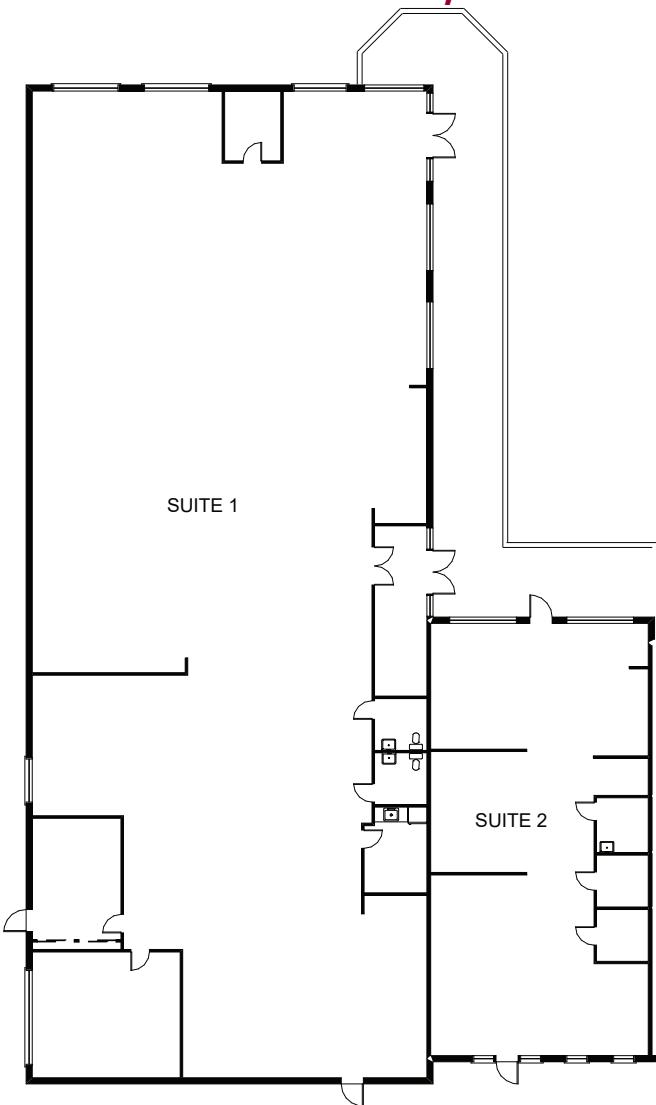
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**SUITES 1 & 2 - 9,187 SF**



\*Available 1/1/2023



UNITS	SIZE (SF)	LEASE RATE	MONTHLY RENT	CAM (SF)	MONTHLY CAM	MONTHLY SALES TAX	MONTHLY TOTAL
1&2	9,187	\$17.00	\$13,014.92	\$6.80	\$5,205.97	\$1,093.25	\$19,314.14

DEMOGRAPHICS 2022		1 MILE	3 MILES	5 MILES
EST. POPULATION		5,750	45,481	77,811
EST. HOUSEHOLDS		2,777	21,142	37,005
AVERAGE HOUSEHOLD INCOME		\$135,721	\$128,172	\$138,781