



Investment  
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Corporation

F O R   L E A S E

# BONITA OAKS SQUARE RETAIL SPACE W/ DRIVE-THRU



Located off Bonita Beach Rd | West US-41.

4450 Bonita Beach Rd. SW | Bonita Springs, Florida 34134



**CONTACT (239) 261-3400**

**John Cheffy ext. 182, [john@ipcnaples.com](mailto:john@ipcnaples.com)**

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](http://www.ipcnaples.com)  
Licensed Real Estate Broker

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## **BONITA OAKS SQUARE RETAIL SPACE W/ DRIVE-THRU**

4450 Bonita Beach Rd. SW | Bonita Springs, Florida 34134

High visibility retail space just minutes from the beach! Featuring a drive-thru and positioned along the bustling Bonita Beach Road. Excellent exposure to heavy daily traffic heading to and from the shoreline.

Less than two miles from US-41, capitalize on both local and tourist traffic.

<b>SUITE</b>	<b>SIZE</b>	<b>BASE RENT PSF/YR</b>	<b>ESTIMATED 2025 NNN</b>	<b>ESTIMATED MONTHLY TOTAL (prior to sales tax)</b>	<b>AVAILABLE</b>
13-15	3,600 SF	\$25.00	\$6.92 PSF	\$9,576.00	8/31/2025





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# BONITA OAKS SQUARE

## RETAIL SPACE W/ DRIVE-THRU

4450 Bonita Beach Rd. SW | Bonita Springs, Florida 34134

Suite 13-15  
3,600 SF



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## BONITA OAKS SQUARE RETAIL SPACE W/ DRIVE-THRU

4450 Bonita Beach Rd. SW | Bonita Springs, Florida 34134



- Less than 2 miles from US-41
- Less than 2 miles from Bonita Beach



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Maps

DEMOGRAPHICS 2025	1 mile	3 miles	5 miles
Est. Population	3,829	30,930	76,387
Est. Average H.H. Income	\$159,938	\$150,053	\$157,128
2025 Avg. Daily Traffic Count	41,000 vehicles per day on Bonita Beach Rd		

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