

PRADO AT SPRING CREEK

25141 S. Tamiami Trail | Bonita Springs, FL



JOIN PRADO STADIUM 12 MOVIE THEATER AND DOLLAR TREE AND OTHER RETAILERS

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HIGHLIGHTS

- ±1,200 and 1,280 SF spaces available.
- ±4,232 - 2nd generation bank space available.
- SEC of RT-41 (S Tamiami Trail) and Bernwood Prwy.
- High traffic count: S Tamiami Trail: 49,500 VPD, Bernwood Prwy 6,600 VPD.
- Few minutes driving distance to I-75.
- Immediate availability.
- Great tenant mix.
- Average household income of \$118,051 within 3 miles.
- Ample parking.

DEMOGRAPHICS

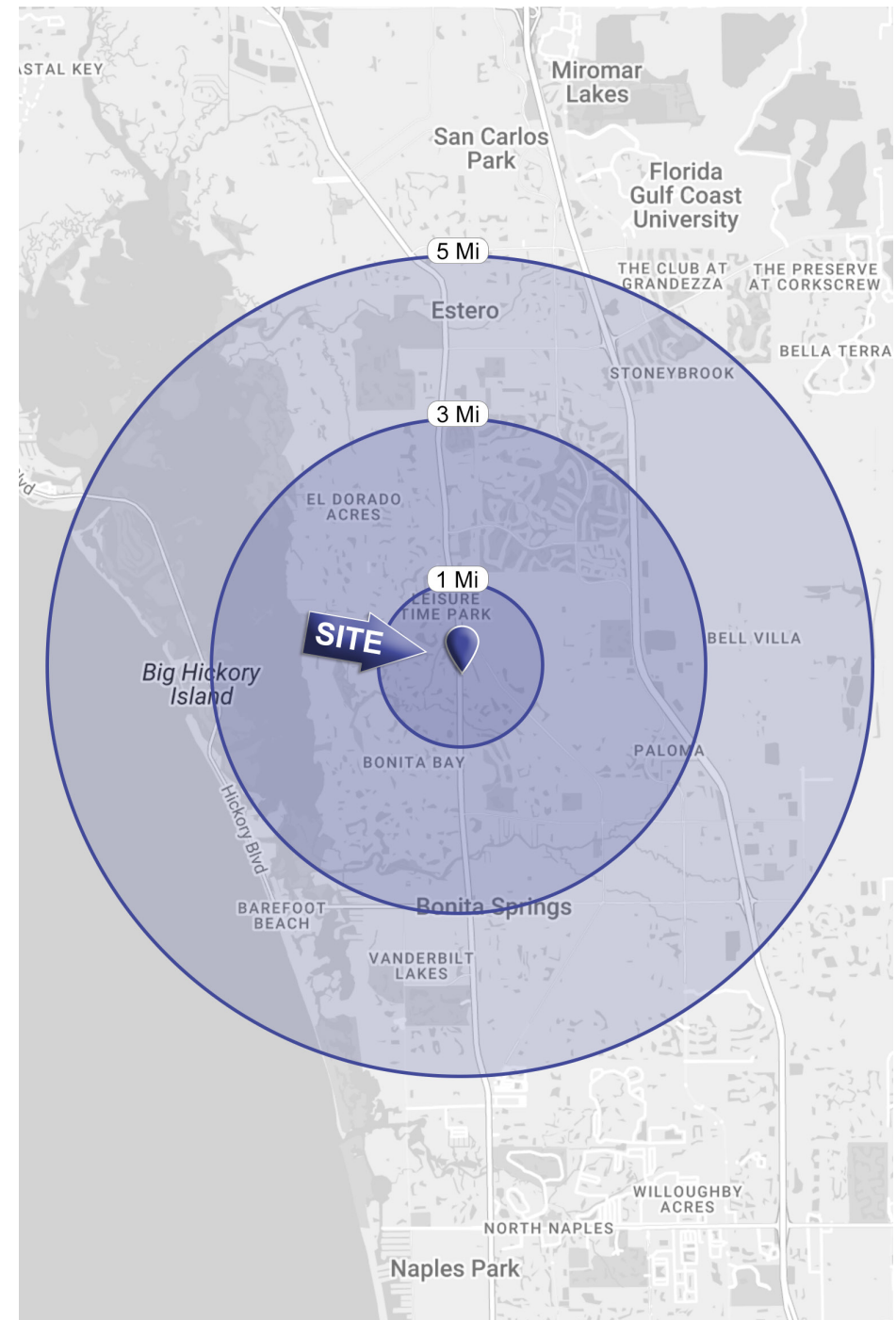
	1 Mile	3 Miles	5 Miles
Population	3,286	38,328	78,282
Households	1,935	18,463	37,716
Employees	4,159	56,254	76,649
Avg. Household Income	\$124,876	\$128,117	\$123,671

5 Minute 10 Minute 15 Minute

Population	6,436	51,434	117,966
Households	3,630	24,521	55,352
Employees	28,500	70,085	101,980
Avg. Household Income	\$139,144	\$118,051	\$117,778

TRAFFIC COUNTS

Tamiami Trl	49,500 VPD
Bernwood Pkwy	6,600 VPD

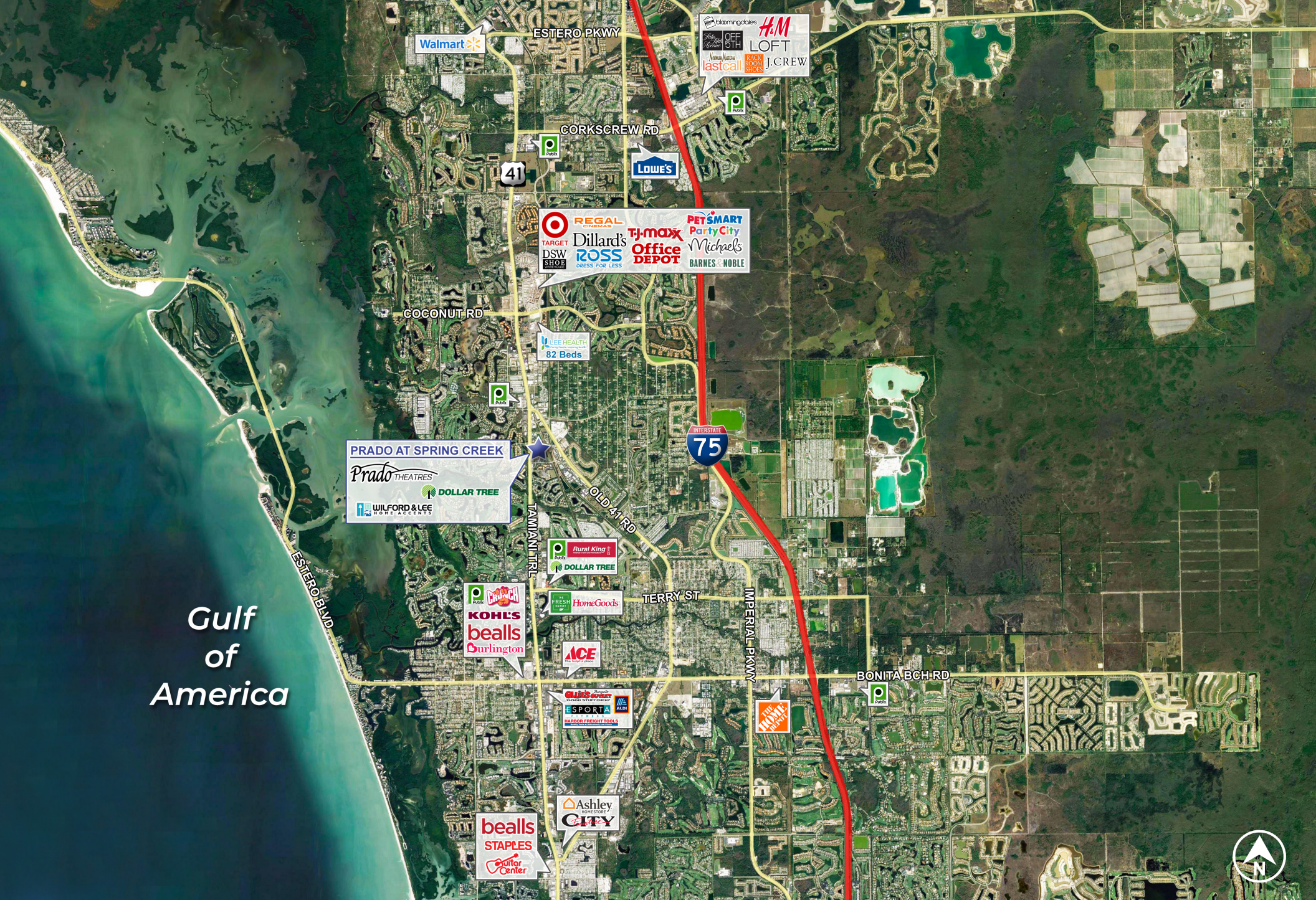




Bay	Tenant	SF
01	Prado Stadium 12 Theater	44,288
02	Cazaroto Pizza & Pasta	6,510
03	Naples Coastal Kitchen	4,170
04	Essential Skin Care	1,200
05	Tipsy Creamery	1,250
06	Gulf Coast Coin & Jewelry	1,850
07	El Basque Restaurant	1,200
08	TanyaFit	1,250
09	Bonita Vision Center	1,905
10	Fred Astaire Dance Studio	1,905
11	Barber	1,200
12	Salon	1,200
13	Available	1,280
14	Shaking Crab	6,000
15	Available	1,200
16	Dentist	2,400
17	The Sanctuary Golf and Social	28,000
18	Suncoast Credit Union	3,200
19	iNails & Spa	1,657
20	Wilford & Lee	8,970
21	SELECT Chiropractic	1,934
22	Indian Restaurant	2,026
23-25	Dollar Tree	10,650
26	Discovery Day Academy	10,000
27	2nd Gen Bank	4,232
28	Egg-Xcelent Cafe	2,596







Gulf
of
America