

# INTERCHANGE RETAIL CENTER

## BONITA BEACH ROAD (EXIT 116)

**WILLIAM RAVEIS**

COMMERCIAL

850 5th Avenue South | Naples, FL  
www.NaplesCommercialRealty.com

## RETAIL FOR LEASE

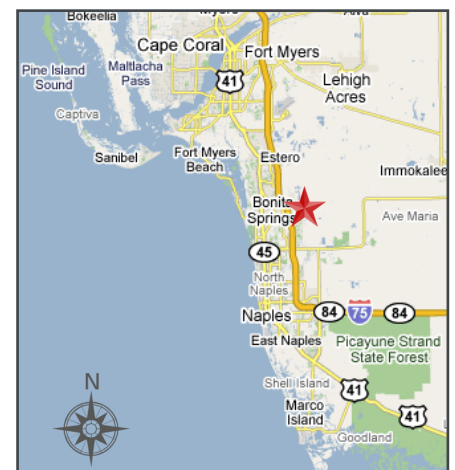
BONITA BEACH ROAD & I-75 INTERCHANGE, BONITA SPRINGS, FL



### **BONITA'S NEWEST RETAIL ADDRESS**

- **BUILDING:** 17,499sf +/- retail center
- **SITE:** 2.68 acres +/-  
148 parking spaces (8.5 to 1 ratio)
- **LOCATION:** SEQ of I-75 and Bonita Beach Road  
Midway between Naples & Ft. Myers
- **DETAILS:** Prime retail center—Bonita's newest retail address. High-growth corridor.
- **ZONING:** Retail, office, medical, restaurant

### LOCATION



Project developed by:



Michael Maurer

239.289.9946

Mike.Maurer@raveis.com



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# PRICING & DELIVERY

### “Gray Shell” Delivery by Landlord:

- Anodized aluminum entry doors with impact resistant tinted glazing
- Single-ply, insulated roof & walk pads
- Plumbing rough-in for restroom
- Electrical Service: 200 Amp, 120/208V, 3-phase per panel (400 Amps for restaurant space) plus one (1) service outlet adjacent to panel (Additional power requirements shall be at Tenant’s sole cost and expense)
- Fire suppression
- Fire extinguisher per code
- Flooring: dirt floor (compacted and graded)

### Pricing:

- Suite 1 - 3,523sf: LEASED (Meridian Bank)
- Suite 2 - 1,593sf: \$45psf (Pending)
- Suite 3 - 2,451sf: LEASED (Dentist)
- Suite 4 - 2,012sf: LEASED (V’s Nail Salon)
- Suite 5 - 2,032sf: LEASED (Chip ‘n Cut)
- **Suite 6 - 5,888sf\*: \$16,500/mo. + FL Sales Tax (\$26.63psf NNN)**  
**(Restaurant—end cap)**

*\*SF includes 1,423sf structural/covered four-season patio plus 1,250sf uncovered patio*

*\*\*Estimated CAM: \$.70psf*

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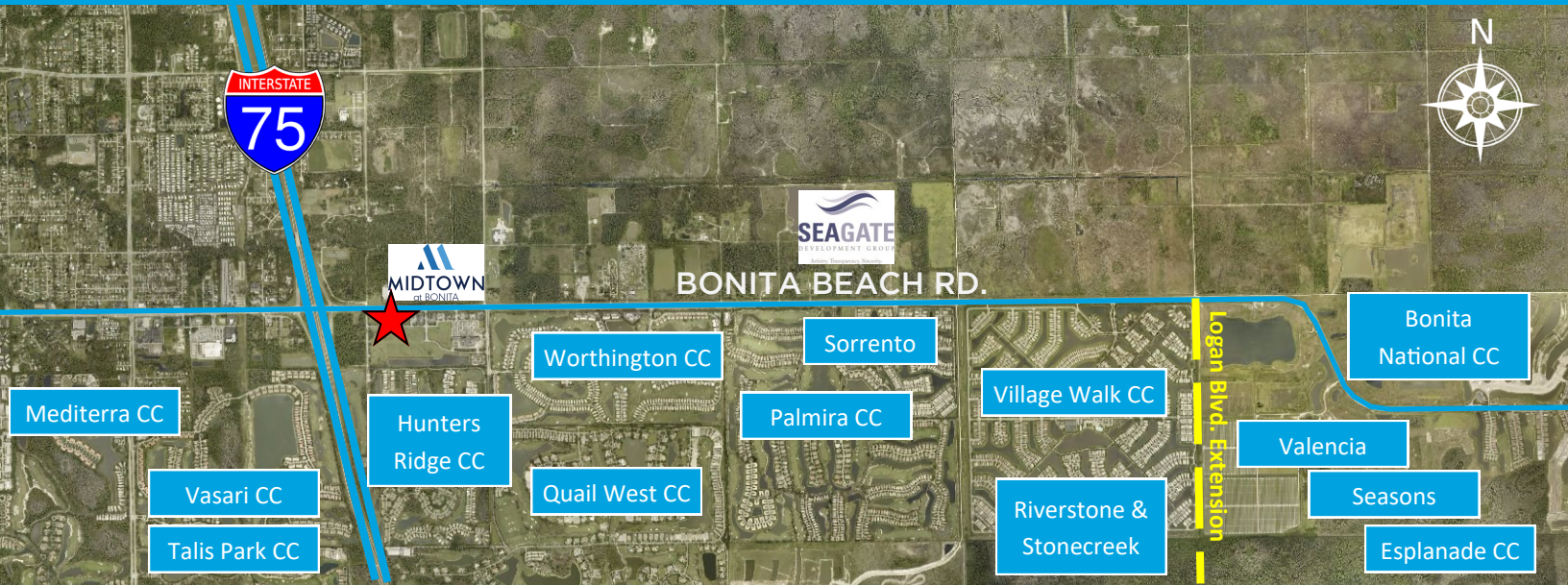
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DEVELOPMENT	DWELLING UNITS
Meditterra CC	950
Vasari CC	770
Talis Park CC	625
Hunter's Ridge CC	550
Worthington CC	800
Quail West CC	650
Palmira CC	800
Village Walk	1,650
Bonita National CC	1,485
Riverstone & Stonecreek	1,422
Esplanade CC	1,120
Sorrento	152
Seasons	548
Valencia	997
<b>Totals:</b>	<b>12,519</b>

### MASTER PLANNED RESIDENTIAL COMMUNITIES

Underserved Growth Corridor

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### 2024 DEMOGRAPHICS

Source: Co-Star

DEMO	1-MILE	3-MILE	5-MILE
Total Population	5,270	37,380	99,930
Avg Household Income	\$110,343	\$108,870	\$111,359
Total Households	2,333	15,789	45,121
Median Age	65.2	54.1	58.6

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