



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: \$9.03 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) | \$9.03 | \$9.03 | \$9.03 |
| MONTHLY CAM | \$2,754.90 | \$1,632.93 | \$2,721.79 |
| TOTAL MONTHLY RENT | \$7,941.32 | \$4,707.09 | \$8,750.13 |

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

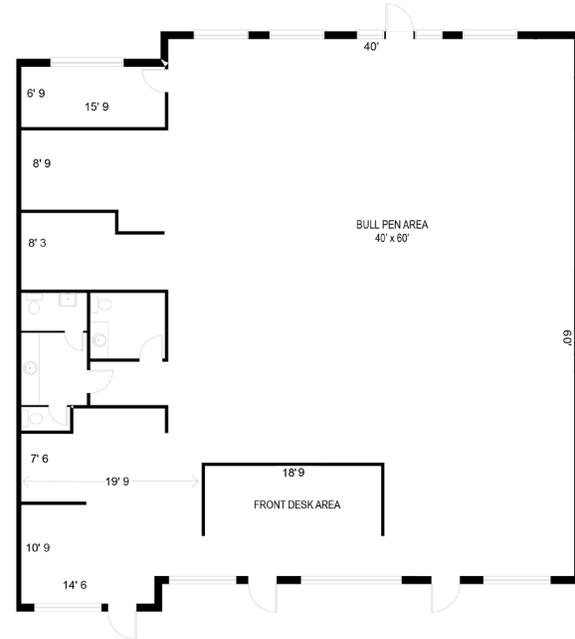
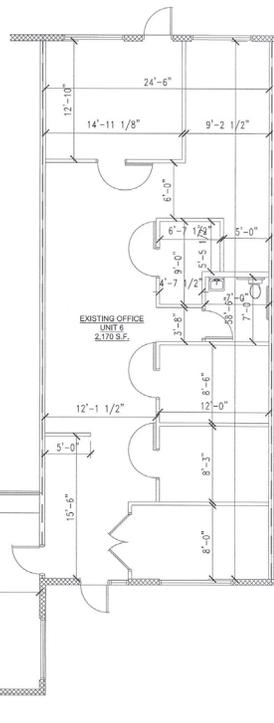
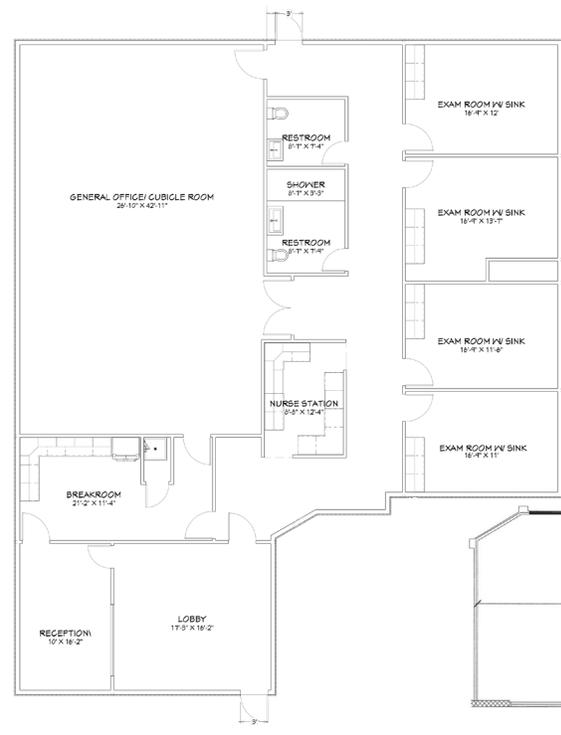
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UNIT 7
3,617± SF
Built-out as Medical

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 |

