

OPEN STORAGE | 25,000 SF INDUSTRIAL I-75 & BONITA BEACH RD | EXIT 116

FOR LEASE

27971 OAKLAND DRIVE, BONITA SPRINGS, FL 34135



LAND LEASE PRICE:	\$15,500 Per Month NNN
LAND SIZE:	1.95± Acres
SIGNALIZED ACCESS:	Bonita Beach Road & Oakland Drive
ZONING:	Ordinance No. 23-04 Open Storage/25,000 SF Flex
APPROVED D.O.:	00523-105546 Approved April 2024
COMP PLAN:	Interchange Commercial
FLOOD ZONE:	AE-EL13 - Not in a Flood Way
UTILITIES:	Water & Sewer: Bonita Springs Utilities
RE TAXES:	\$12,205 (2023)
PARCEL ID:	31-47-26-B4-00100.0050

1.95± ACRES

This 1.95± acre sites zoning allows for a multitude of uses: open storage, landscape crew staging, vehicle staging, light industrial uses, hotels, restaurants and more. This location just off of I-75 and Bonita Beach Road at Exit 116 provides easy access to major transportation routes. Owner has begun \$1,300,000 in site improvements stipulated in the zoning ordinance, with an expected completion date and occupancy available November 1, 2024.

CONTACT

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06/26/24

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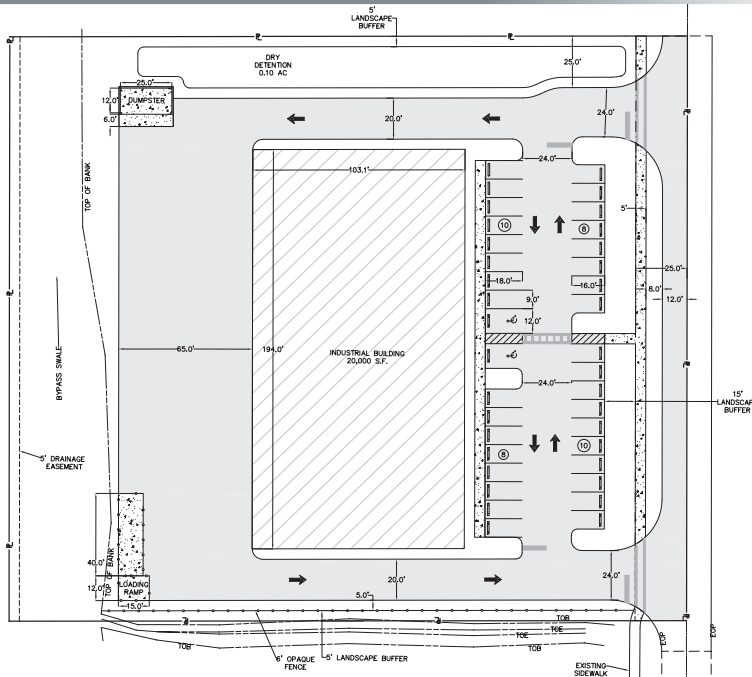
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HIGHLIGHTS

- Exit 116 Bonita Beach Rd @ I-75
- Behind McDonalds, Shell Exxon and Days Inn
- Quick access to Naples and Fort Myers from this site
- Owner will consider a build-to-suit for a national credit tenant of 10,000 SF or larger
- Zoning permits hotels, restaurants, light industrial and open storage
- D.O. Improvements:
 - 300' Oakland Drive extension and sidewalk
 - Clear, Fill, Fence
 - 2 Curb Cuts
 - Excessive Buffering Building Pad Site, Retention In-place

CONCEPTUAL SITE PLAN



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2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	5,412	40,489	96,371
EST. HOUSEHOLDS	2,248	16,972	44,274
EST. MEDIAN HOUSEHOLD INCOME	\$82,003	\$79,133	\$86,557
TRAFFIC COUNT (2023)	40,500 AADT (Bonita Beach Road)		

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