



MIDTOWN

Live. Work. Enjoy.



NOW UNDER CONSTRUCTION



NOW LEASING!
UPSCALE LIFESTYLE CENTER
NORTH SIDE OF BONITA BEACH RD,
FIRST LIGHTED INTERSECTION EAST OF I-75
BONITA SPRINGS, FL 34135



**THE ZUCKERMAN
GROUP**





RETAIL &
RESTAURANT GLA
**200,000±
SF**



400
LUXURY APTS
CURRENTLY UNDER
CONSTRUCTION



165
KEY HOTEL
APPROVED



1,300 ft
**LINEAR
FRONTAGE**
ALONG BONITA BEACH RD
BETWEEN TWO LIGHTED
INTERSECTIONS



TrinityCRE.com

9450 Corkscrew Palms Cir • Suite 101 • Estero, FL 33928

© 2024 Trinity Commercial Group

This information is considered accurate, but not guaranteed.

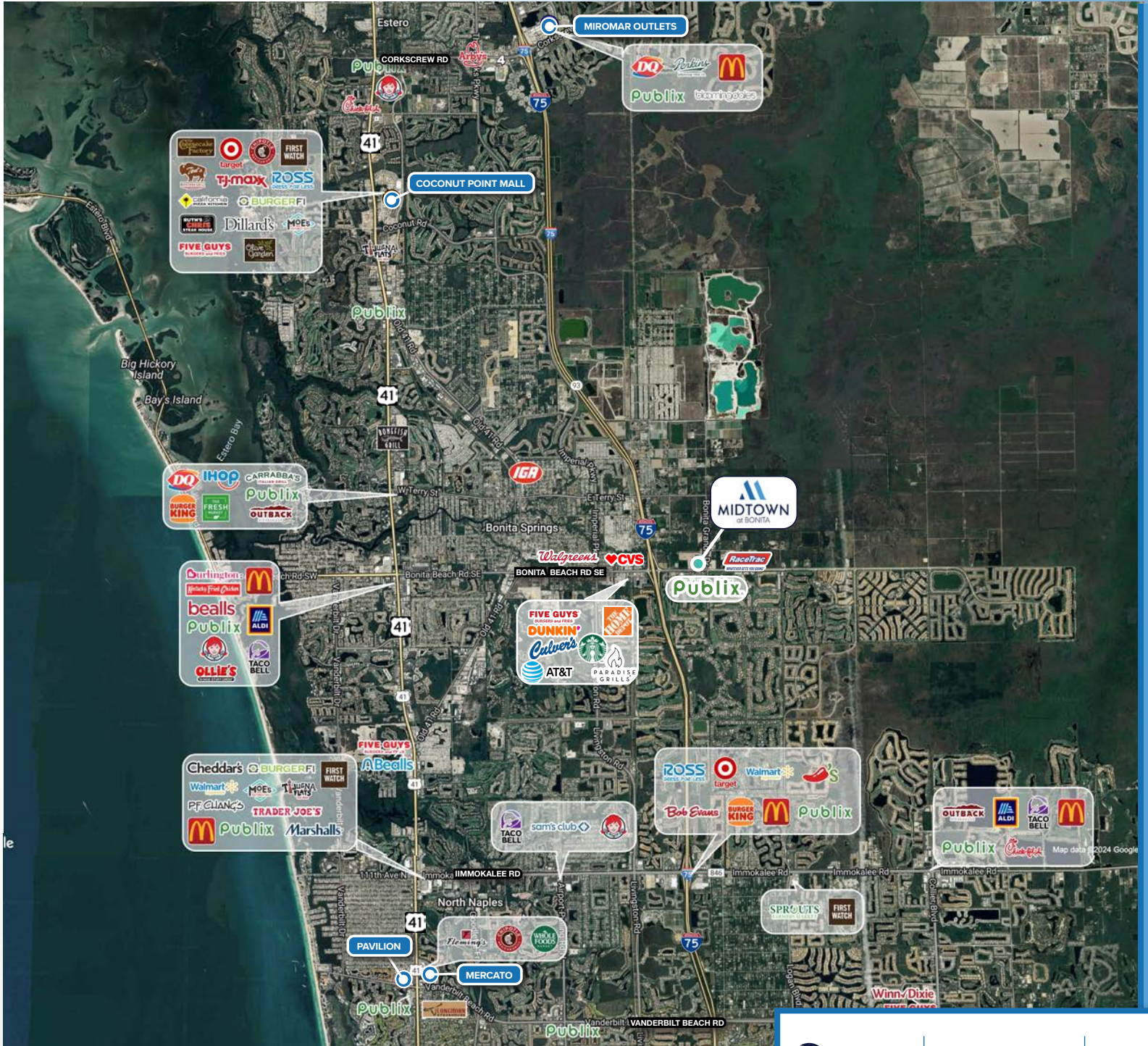




RETAIL COMPETITION MAP

NOW LEASING • PREMIUM LIFESTYLE CENTER

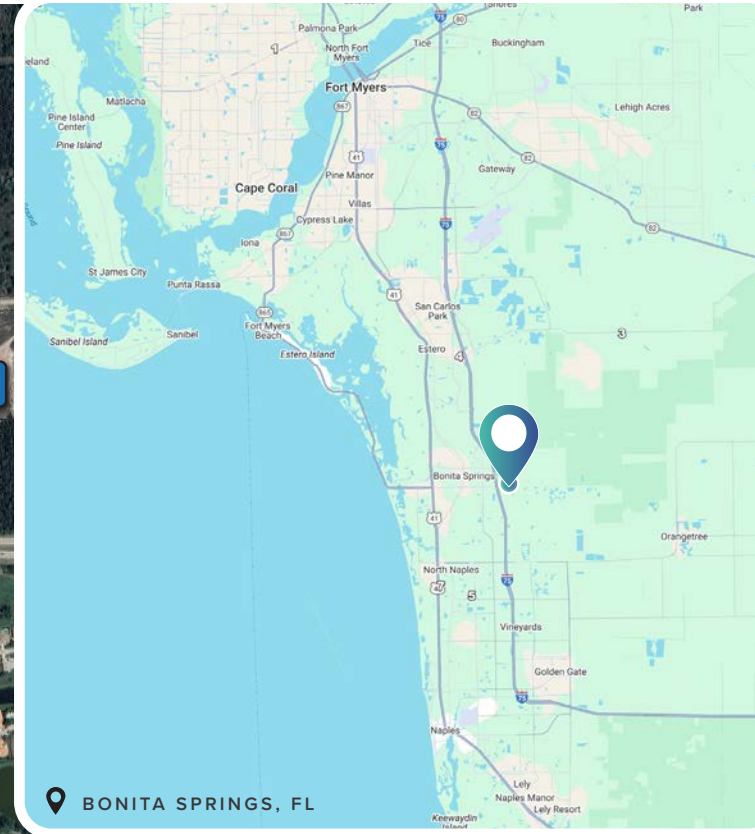
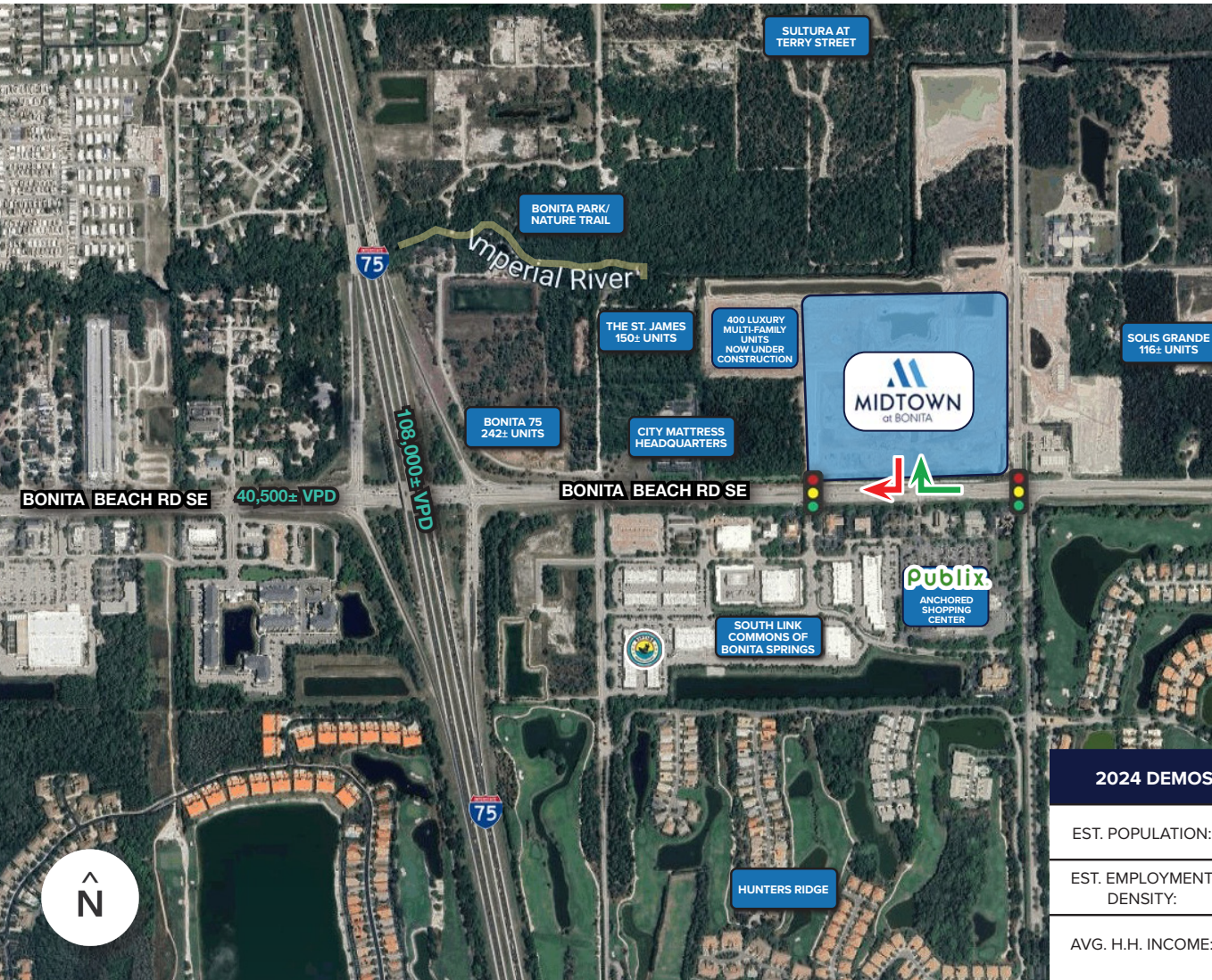
NORTH SIDE OF BONITA BEACH RD, 1/4 MILE EAST OF I-75



MIDTOWN AT BONITA

NOW LEASING • UPSCALE LIFESTYLE CENTER

NORTH SIDE OF BONITA BEACH RD, FIRST LIGHTED INTERSECTION EAST OF I-75



2024 DEMOS	3 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS	15 MINUTE DRIVE TIME
EST. POPULATION:	33,295	91,729	275,744	117,087
EST. EMPLOYMENT DENSITY:	10,703	39,958	126,551	57,017
AVG. H.H. INCOME:	\$150,261	\$150,926	\$169,617	\$158,358

RETAIL LEASING INQUIRIES:

DOUG OLSON
Partner
239.334.3040
doug.olson@trinitycre.com

JOHN PAULICH IV
Senior Advisor
239.334.3040
john.paulich@trinitycre.com

DARREN MOORE
Senior Advisor
239.334.3040
darren.moore@trinitycre.com



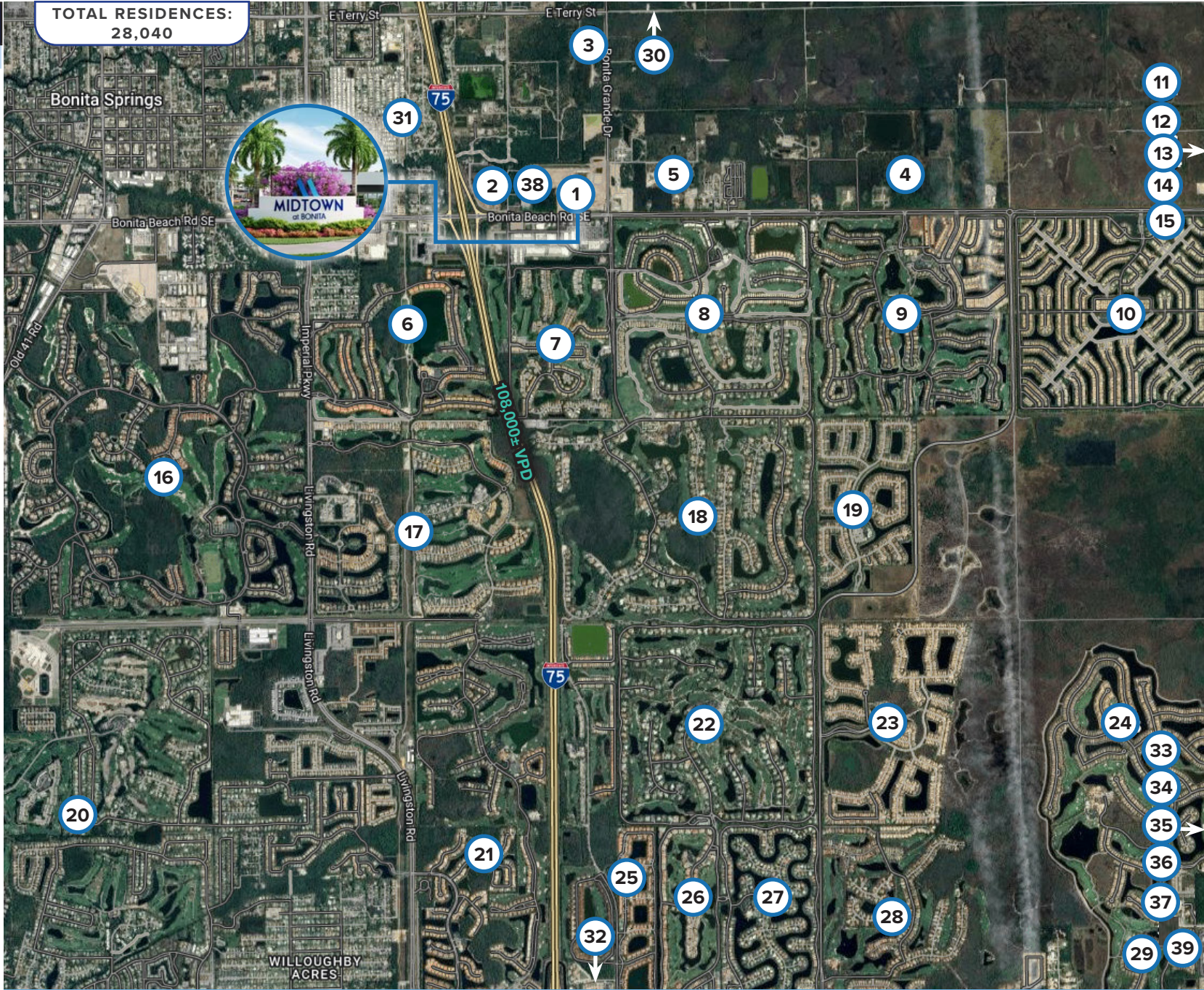
MIDTOWN AT BONITA

NOW LEASING • UPSCALE LIFESTYLE CENTER

NORTH SIDE OF BONITA BEACH RD, FIRST LIGHTED INTERSECTION EAST OF I-75



NEIGHBORHOOD	RESIDENCES
1 Midtown at Bonita	400
2 Bonita 75	242
3 Sultura at Terry Street	200
4 Seagate Revena Lakes	300
5 Solis Grande	116
6 Vasari	766
7 Hunters Ridge	545
8 Worthington Country Club	799
9 Palmira	800
10 Village Walk	850
11 Bonita Landings	231
12 Seasons	845
13 Bonita National	1480
14 Valencia Bonita	997
15 Bonita Beach Estates	610
16 Mediterra	954
17 Talls Park	637
18 Quail West	702
19 Olde Cypress	550
20 Imperial	1790
21 The Strand	1160
22 Quail Creek	291
23 River Stone	802
24 Esplanade County Club	1236
25 Cypress Woods	787
26 Quail Village	325
27 Longshore Lakes	566
28 Stone Creek	631
29 Tree Farm	286
30 Pulte's Mine	700
31 Imperial Crossing	115
32 Blue Coral Apartments	280
33 The Quarry	900
34 Heritage Bay	3450
35 Bonita Bay	3323
36 Pearl at Founders Square	400
37 Twin Eagles	619
38 The St. James	150
39 Ventana	77



MIDTOWN AT BONITA

NOW LEASING • UPSCALE LIFESTYLE CENTER

NORTH SIDE OF BONITA BEACH RD, FIRST LIGHTED INTERSECTION EAST OF I-75



KEY

- AVAILABLE (Grey square)
- PENDING (Light Green square)
- LEASED (Dark Blue square)

UNIT	TENANT	SIZE (SF)
NE BLDG 1	AVAILABLE	20,000
SE BLDG 2	PENDING	1± AC
1401 D	CHIPOTLE	
1401 C	JEFF'S BAGEL RUN	
1401 B	MATHNASIUM	
1401 A	PANERA	
1301	PENDING	2,504
1302	PACIFIC DENTAL	
1303	GOODVETS	
1304	PENDING	1,580
1101	AVAILABLE	2,262
1102	AVAILABLE	4,083
1103	AVAILABLE	3,353
1104	AVAILABLE	34,531
201	BONITA BEACH WINE & SPIRITS	
103	PENDING	3,600
301	PENDING	1,200
302	NOIRE THE NAIL BAR	
303 A	CLUB PILATES	
303 B	AVAILABLE	3,515
304	AVAILABLE	2,842
305	AVAILABLE	2,434
306 A	PENDING	1,500
306 B	GELATO & CO	1,963
307	PENDING	5,000
401	PENDING	1,600
401A	AVAILABLE	2,500
402	PENDING	2,464
403	PENDING	2,503
404	AVAILABLE	2,017
405	AVAILABLE	3,202
406	AVAILABLE	2,478
407	AVAILABLE	1,987
408	RESTAURANT	3,768
501	RESTAURANT	3,752
601	RESTAURANT	3,711
801	THE HANGRY BISON	
1201 / 1001	PENDING	5,498
701	RESTAURANT	5,000
702 / 901	RESTAURANT / BAR	6,030
703	PENDING	2,251

FUTURE 400 LUXURY MULTI-FAMILY UNITS UNDER CONSTRUCTION



BONITA BEACH RD SE

BONITA GRANDE DR



**THE FIRST COMMUNITY OF ITS KIND IN THE AREA TO
FULLY EMBRACE TODAY'S CONCEPTS OF
PEDESTRIAN-FRIENDLY WALKABILITY AND
THE PRESERVATION OF OPEN SPACE.**

Perfectly situated just east of I-75 on Bonita Beach Road, Midtown at Bonita Springs is the first community of its kind in the area to fully embrace today's concepts of pedestrian-friendly walkability and the preservation of open space. More than 30 acres of the tree-lined community are dedicated to preserves, open space areas, and lakes, while a combination of residential and commercial developments allow people to work, live, and lounge in equal measure.

Though functioning as the social center of north Naples and East Bonita Springs, Midtown at Bonita Springs still manages to retain the classic charm of Florida's Gulf Coast while providing the exceptional quality of life that has brought international renown to Southwest Florida.

**ABOUT
MIDTOWN
AT BONITA**

LIVE. WORK. ENJOY.




SOUTHWEST FL OFFICE
 9450 Corkscrew Palms Cir
 Suite 101
 Estero, FL 33928

P: 239.334.3040

RETAIL LEASING INQUIRIES:

DOUG OLSON

Partner
 239.334.3040
 doug.olson@trinitycre.com

JOHN PAULICH IV

Senior Advisor
 239.334.3040
 john.paulich@trinitycre.com

DARREN MOORE

Senior Advisor
 239.334.3040
 darren.moore@trinitycre.com

© 2024 Trinity Commercial Group

This information is considered accurate, but not guaranteed. TCG has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than TCG and we make no representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all references to age, square footage, income, expenses, and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a buyer. Buyers should conduct their own independent investigation and rely on those results. The information herein is subject to change.

