



RETAIL / RESTAURANT / OFFICE NOW LEASING

SECURE YOUR PLACE IN BONITA'S HOTTEST NEW LIFESTYLE CENTER



RETAIL/RESTAURANT/
OFFICE 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



MIDTOWN

at BONITA

Live. Work. Enjoy.

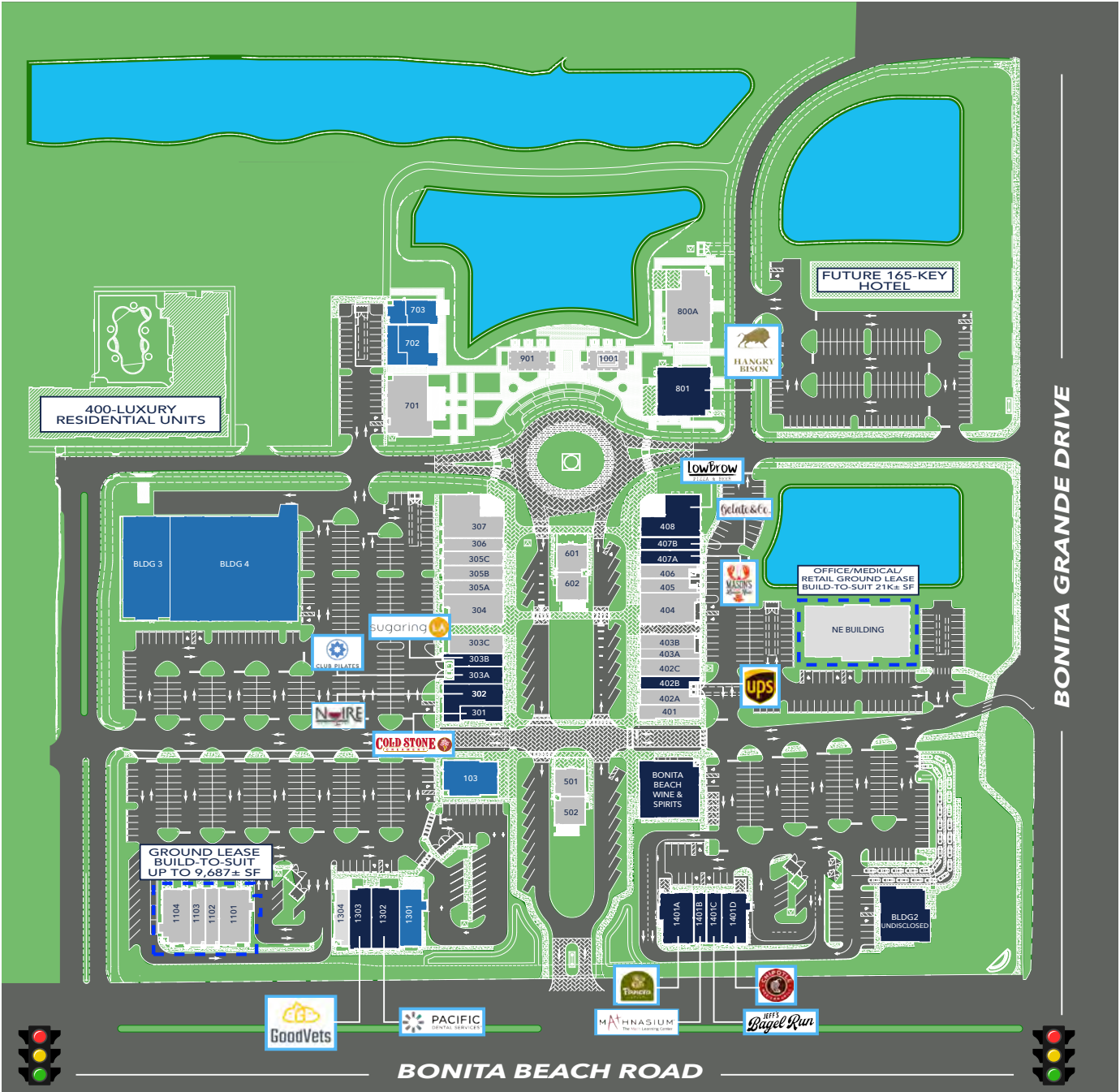
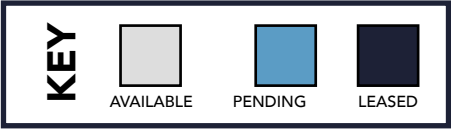


MIDTOWN AT BONITA IS THE FIRST WALKABLE, BIKEABLE COMMUNITY OF ITS KIND IN THE AREA. WE WELCOME SOUGHT-AFTER NAMES IN ENTERTAINMENT, DINING, RETAIL AND FITNESS TO JOIN THIS VIBRANT NEW DEVELOPMENT.

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.

MIDTOWN AT BONITA

SITE PLAN



UNIT	TENANT/STATUS	SIZE (SF)
NE BLDG	AVAILABLE	GROUND FLOOR 21,000 ±
NW BLDG	PENDING	34,385
BLDG 2	LEASED - UNDISCLOSED	
103	PENDING	4,118
201	BONITA BEACH WINE & SPIRITS	
301	COLD STONE CREAMERY	
302	NOIRE THE NAIL BAR	
303 A	CLUB PILATES	
303 B	SUGARING LA	
303 C	AVAILABLE	1,906
304	AVAILABLE	3,160
305 A	AVAILABLE	1,627
305 B	AVAILABLE	1,627
305 C	AVAILABLE	1,627
306	AVAILABLE	1,498
307	AVAILABLE	4,008
401	AVAILABLE	1,585
402 A	AVAILABLE	1,605
402 B	THE UPS STORE	1,356
402 C	AVAILABLE	1,804
403 A	AVAILABLE	1,200
403 B	AVAILABLE	1,472
404	AVAILABLE	3,223
405	AVAILABLE	1,402
406	AVAILABLE	1,408
407 A	MASON'S FAMOUS LOBSTER ROLLS	
407 B	GELATO & CO.	
408	LOWBROW PIZZA & BEER	
501	AVAILABLE	1,581
502	AVAILABLE	1,572
601	AVAILABLE	1,581
602	AVAILABLE	1,572
701	AVAILABLE	4,781
702	PENDING	3,505
703	PENDING	2,251
801	THE HANGRY BISON	
901	BAR	1,684
1001	BAR	1,684
1101	AVAILABLE	2,220
1102	AVAILABLE	1,749
1103	AVAILABLE	1,749
1104	AVAILABLE	1,749
800A	AVAILABLE	5,412
1301	PENDING	2,504
1302	PACIFIC DENTAL SERVICES	
1303	GOODVETS	
1304	AVAILABLE	1,471
1401 A	PANERA	
1401 B	MATHNASIUM	
1401C	JEFF'S BAGEL RUN	
1401 D	CHIPOTLE	

MIDTOWN AT BONITA

SITE PROGRESS - AS OF 10/7/2025

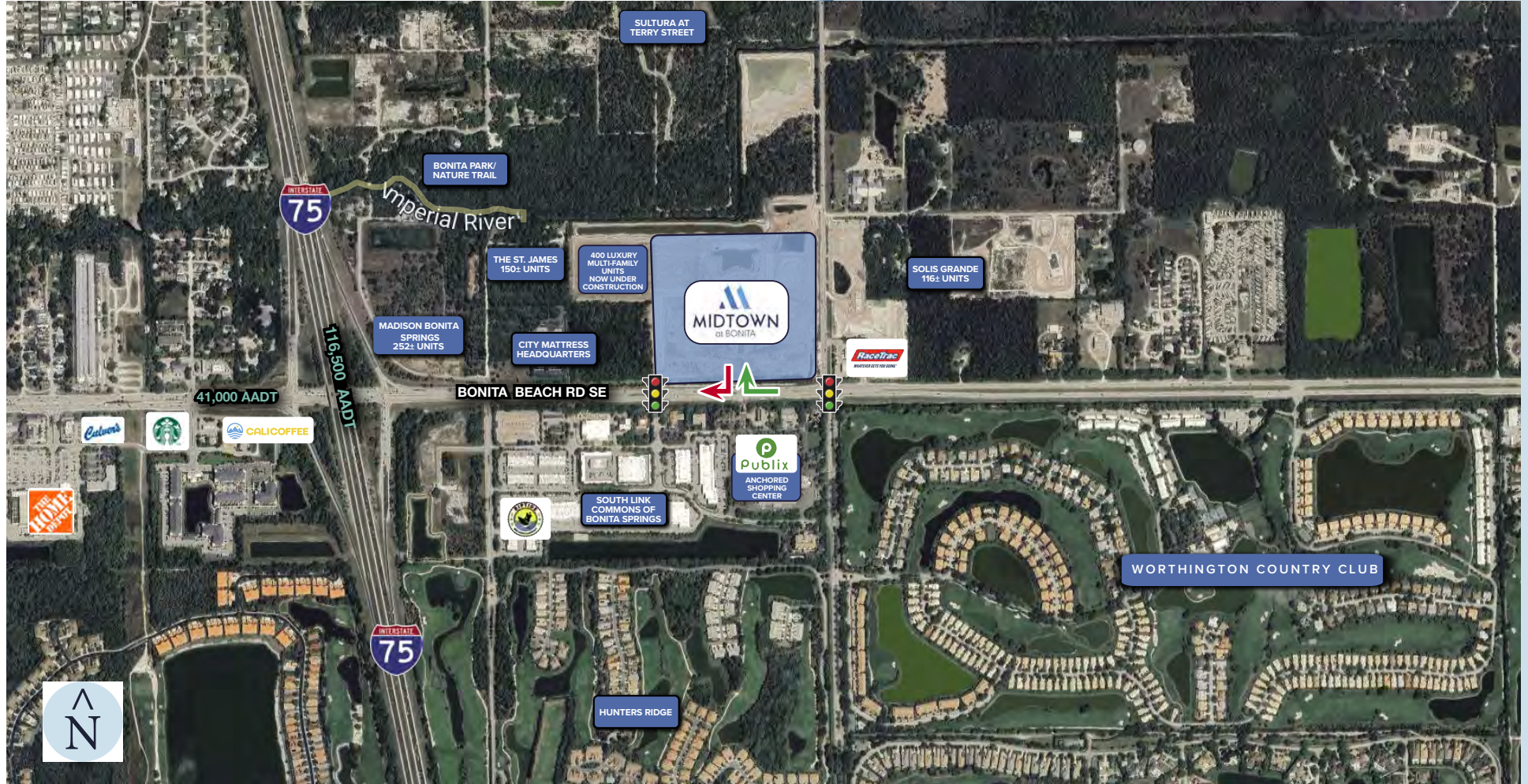


**THE ZUCKERMAN
GROUP**




MIDTOWN AT BONITA

AREA MAP & DEMOGRAPHICS




MIDTOWN AT BONITA SNAPSHOT

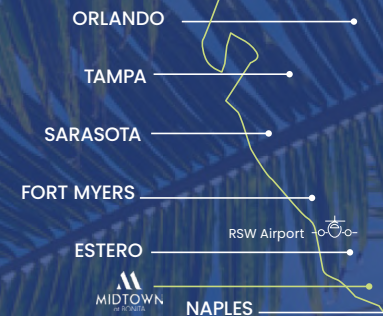

TOTAL
POPULATION
149,378


AVERAGE
HOUSEHOLD INCOME
\$151,659


DAYTIME
POPULATION
170,108

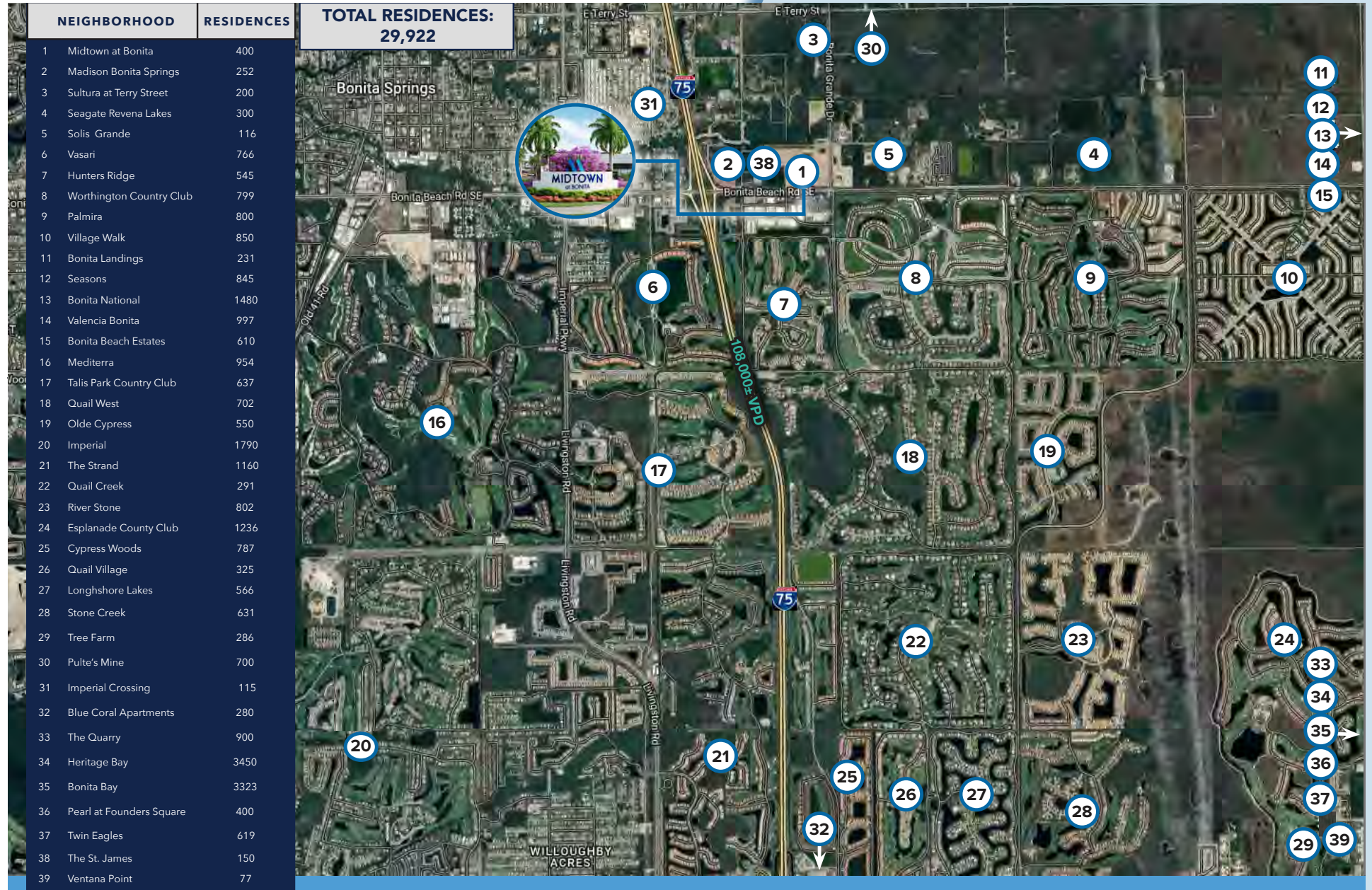

TOTAL
HOUSEHOLDS
68,449

*15 - minute drive time



MIDTOWN AT BONITA

RESIDENTIAL MAP





ART DISPLAYED FOR ILLUSTRATIVE PURPOSES ONLY

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