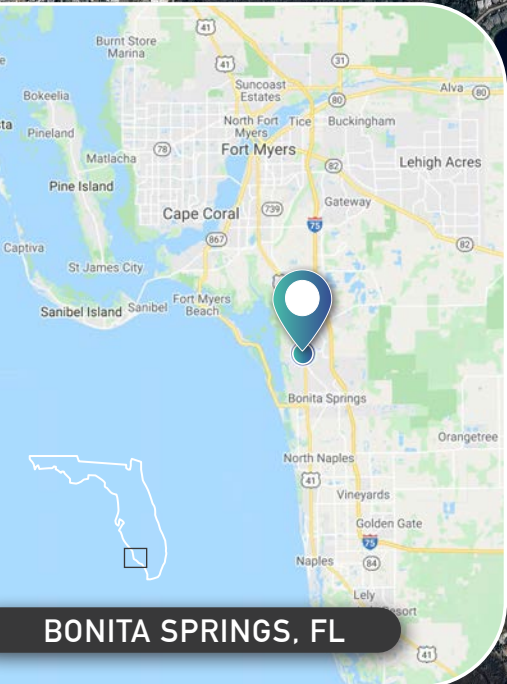




# COCONUT & 41 OUTPARCEL

FOR SALE & GROUND LEASE • PRIME US 41 RETAIL OPPORTUNITY  
8400 MURANO DEL LAGO DR • ESTERO, FL 34135



BONITA SPRINGS, FL



RITZ RESIDENCES  
1.85 MILES

WOODFIELD ESTERO  
45.6± AC DEVELOPMENT  
600± RESIDENTIAL DWELLING  
UNITS, OFFICE, RETAIL,  
RESTAURANTS, & RELATED USES



18,800± VPD

42,500± VPD

## PROPERTY FEATURES

<b>PRICE</b>	Sale Price - \$1,100,000 Lease Rate - Call for Details
<b>AVAILABLE</b>	0.9 AC± or Maximum Buildable Area 3,600 SF± Curbs in Delivery
<b>ZONING</b>	<ul style="list-style-type: none"> <li>• MPD-part of the Coconut Point DRI</li> <li>• Uses-Light Retail Use, Medical Office, General Office</li> <li>• <b>No Drive-thru allowed</b></li> </ul>
<b>HIGHLIGHTS</b>	<ul style="list-style-type: none"> <li>• Prime Commercial Corridor &amp; Healthcare Synergy Nearby</li> <li>• Curbs in Delivery</li> <li>• Signalized light on US 41 (Approved &amp; Funded)</li> <li>• Opportunity for Co-Tenancy with Culvers</li> </ul>

## 2024 DEMOGRAPHICS COCONUT & 41



**AVERAGE H.H INCOME**

1 MILE	3 MILE	5 MILE
\$106,177	\$107,312	\$97,872



**POPULATION**

5,249	32,966	90,553
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**EMPLOYMENT DENSITY**

4,167	18,667	38,833
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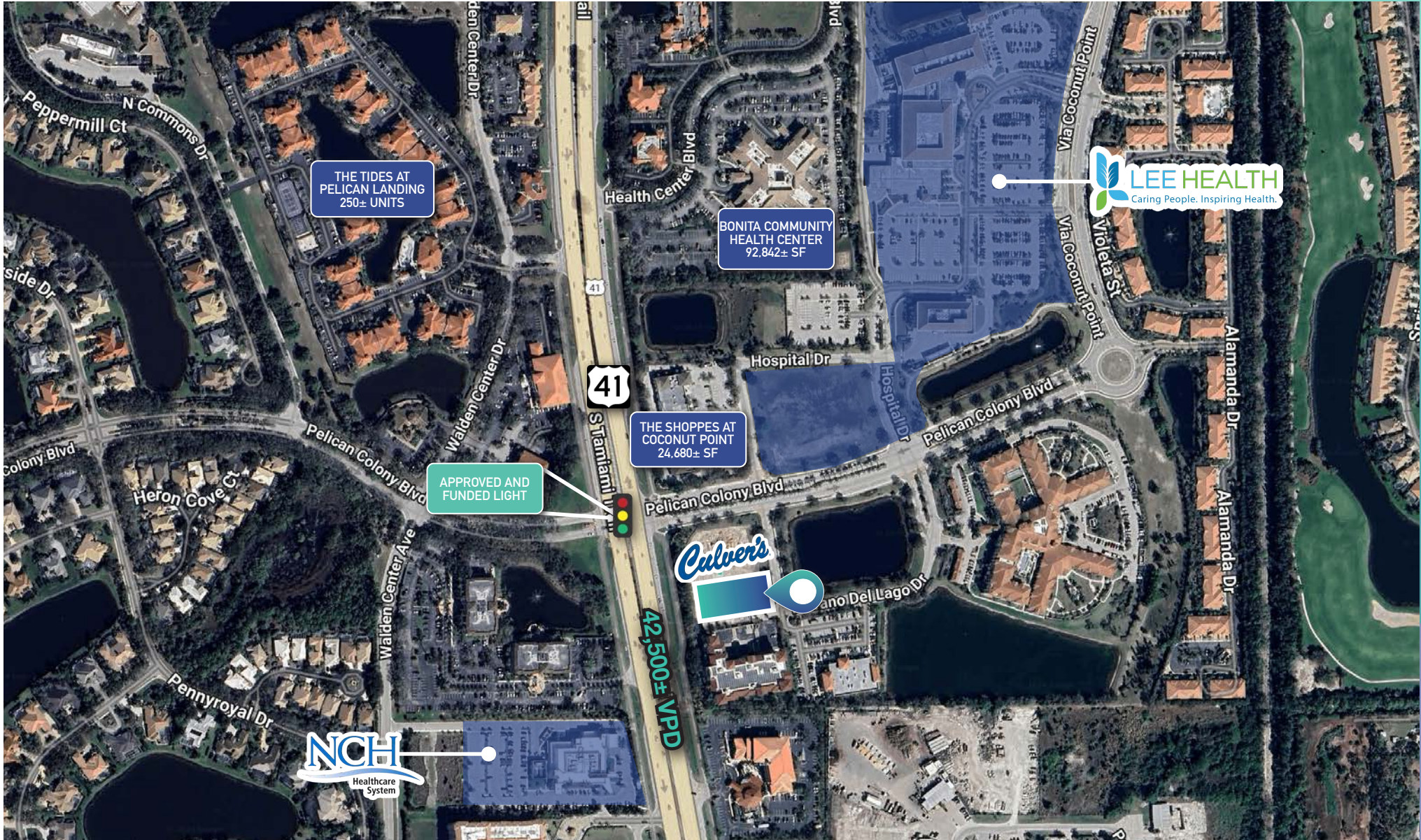


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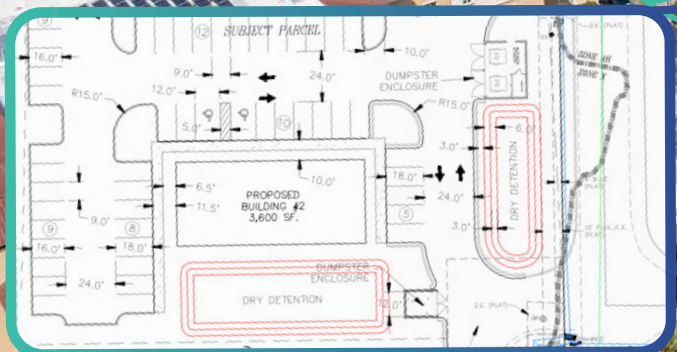
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