



25081 Bernwood Dr
Bonita Springs, FL 34135

**FREESTANDING OFFICE
BUILDING IN PRIME LOCATION**

Property Features

- Frontage on Old US 41, a main traffic artery for Bonita Springs
- Freestanding building with functional build-out, ideal for various flex/showroom users
- Available vacant (subject to existing lease on one of the three units), or sellers will consider sale-leaseback
- The building is divided into three separate units with separate addresses, electric meters, HVAC systems, bathrooms, and entry doors

For more information:

Lane Boy

First Vice President

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Square Feet	± 6,069 SF
Year Built	2007
Parking Ratio	± 3.33 / 1,000 SF
Zoning	IPD – Industrial Planned Development
Submarket	Bonita Springs



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2025 Demographics	1-Mile	2-Miles	3-Miles
Total Population	4,887	22,981	38,833
Total Households	2,457	11,359	22,335
Annual Population Growth 2025-2030	2.4%	2.4%	2.3%
Average Household Income	\$124,582	\$122,230	\$126,420

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