

FISCHLER

PROPERTY COMPANY

Proudly Presents

PROMENADE

— at Bonita Bay —

26795-26851 S Bay Dr,
Bonita Springs, FL 34134



Bonita Springs, FL

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239.895.1060





PROPERTY OVERVIEW

FOR LEASE | Retail, Restaurant & Office Space



106,454 SF
Total GLA



8.60 AC
Total Property



2023
Year Renovated



47,000
Frontage AADT



75,308
HH Population
5 Mile Radius



\$155,918
Avg HH Income
1 Mile Radius

Premiere open-air neighborhood center strategically located on US Highway 41 at the entrance to Bonita Springs' +3,200-home, 2,400-acre landmark residential community, Bonita Bay. Bonita Bay is the largest gated community within Southwest Florida. Promenade at Bonita Bay is surrounded by a strong mix of both national and local tenants, making for shopping, dining, and entertainment destination.

PROMENADE

— at Bonita Bay —

Promenade at Bonita Bay is undoubtedly one of the most desirable destinations in all of Southwest Florida. The open air shopping center itself is heralded for its boutiques and restaurants, as well as stunning water features that are seen throughout the center.

Promenade at Bonita Bay has established itself as one of the hottest attractions for residents of various ages and backgrounds. The area is well served by US 41, and is just 17 miles to the Southwest Florida International Airport. This area of Bonita Springs is nestled between North Naples (to the South), and Estero (to the North) while Bonita Beach Park is only a short distance to the West.

Visit: PromenadeShops.com to see more.

Source: Best Bonita Springs Vacation Rentals





Discover the prime opportunity at Promenade at Bonita Bay where thriving retail meets the alluring Florida lifestyle. With 58 meticulously curated neighborhoods, Bonita Bay spans 2,400-acres and boasts over 3,200 homes, establishing itself as the premier gated community in SWFL.

But here's the game-changer: This landmark residential community isn't just an impressive statistic; it's your built-in customer base. Picture this - thousands of affluent residents stroll over to Promenade for their daily necessities, shopping, dining, and entertainment. That's right, expect a steady stream of foot traffic in this extraordinary shopping center.

What sets Promenade apart? Its unbeatable proximity to these well-established, affluent residential communities. Residents enjoy convenient access to the Promenade's shops for everything from specialty retail, soft goods and apparel, to European bakeries, prepared epicurean meals, and gourmet groceries, or a delightful meal and a night cap at the outdoor bar under the stars. That's Promenade's secret sauce, an established allure ensuring your business thrives. Don't miss your chance to be part of this exceptional opportunity – Promenade at Bonita Bay awaits.



Bonita Springs, Florida

Bonita Springs is a welcoming beach community of 56,000 residents located in Southwest Florida between Fort Myers and Naples, just minutes from the Gulf of Mexico. Situated just a short distance from the Gulf of Mexico, Bonita Springs encapsulates everything that's great about Florida's climate and natural beauty while also providing a refined style and a slightly more relaxed vibe.

It is the ultimate spot for combining adventure and exploration, recharging the batteries and topping up your tan. More than **six million** visitors flock to Southwest Florida every year. The small-town, tropical vibe is one of the many reasons why Bonita Springs is a desired destination.





DeRomo's has been one of South Florida's premier gourmet catering companies for nearly 10 years. The brand plays a central role in the Promenade at Bonita Bay experience.

DeRomo's Gourmet Market is a foodie's heaven, with it's impressive collection of imported, domestic, conventional, and organic products from around the globe. The market is blessed with a bakeshop, coffee bar, pizzeria, deli, seafood market, meat stalls, wine stalls, and floral center.

DeRomo's Restaurant is a sophisticated, and casual dining venue frequented by residents throughout the Sunshine State thanks to its winning combination of great tasting foods, friendly atmosphere, pleasant staff, and team of fantastic chefs.



Available Spaces for Lease

PROMENADE — at Bonita Bay —

26795 SOUTH BAY DRIVE

1. Unit 162 - 1,286 SF (Retail)

26811 SOUTH BAY DRIVE

1. Unit 126 - 6,145 SF (Restaurant)
2. Unit 240 - 1,125 SF (Office)
3. Unit 270 - 1,553 SF (Office)
4. Unit 380 - 2,249 SF (Office)

26821 SOUTH BAY DRIVE

1. Unit 114 - 6,187 SF (Restaurant)
2. Unit 115 - 4,007 SF (Second Floor Bar)

*All Office Units are located inside the **26811 building on the 2nd and 3rd floor.**

Contact Phil Fischler at 239-895-1060 for more information.

*Note: Square footage measurements are estimates.



RETAIL MAP

PROMENADE
at Bonita Bay
EXISTING TENANTS



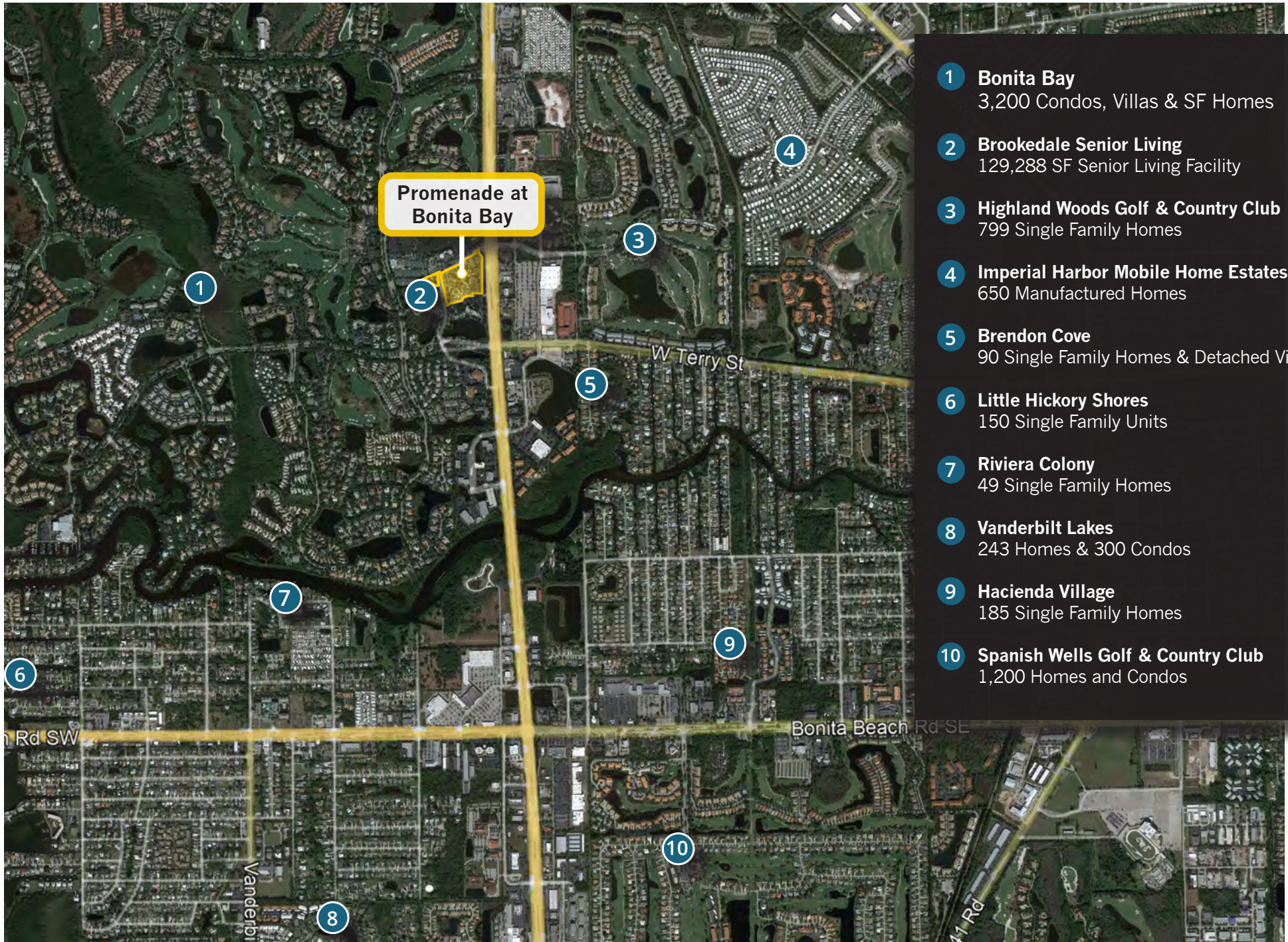
RETAIL MAP



Aerial



RESIDENTIAL MAP

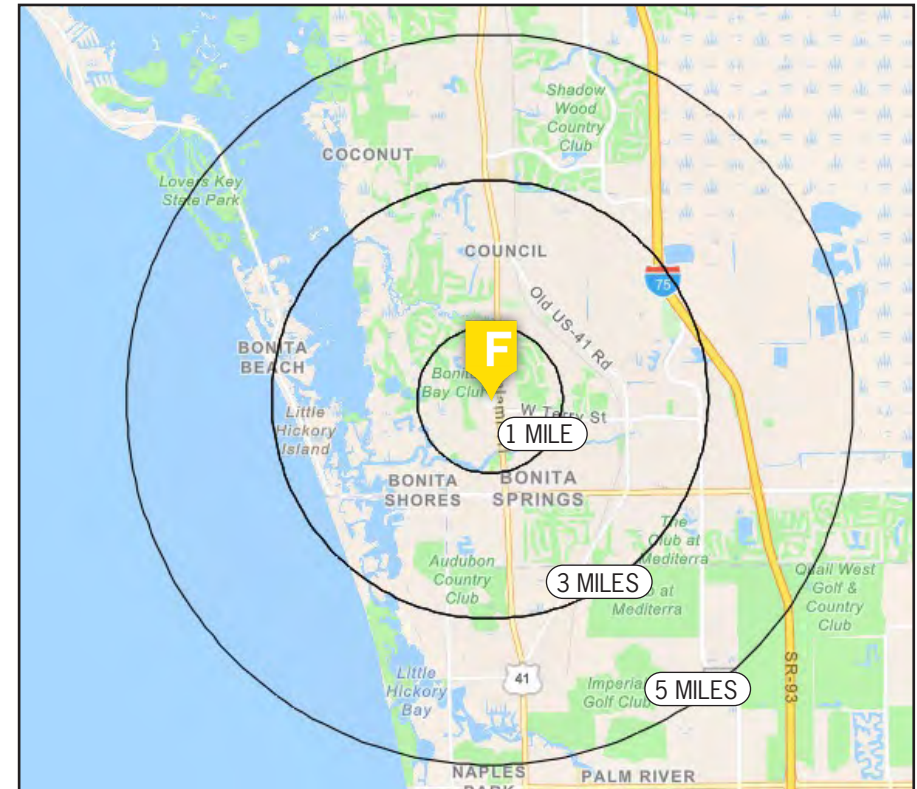


- 1 **Bonita Bay**
3,200 Condos, Villas & SF Homes
- 2 **Brookedale Senior Living**
129,288 SF Senior Living Facility
- 3 **Highland Woods Golf & Country Club**
799 Single Family Homes
- 4 **Imperial Harbor Mobile Home Estates**
650 Manufactured Homes
- 5 **Brendon Cove**
90 Single Family Homes & Detached Villas
- 6 **Little Hickory Shores**
150 Single Family Units
- 7 **Riviera Colony**
49 Single Family Homes
- 8 **Vanderbilt Lakes**
243 Homes & 300 Condos
- 9 **Hacienda Village**
185 Single Family Homes
- 10 **Spanish Wells Golf & Country Club**
1,200 Homes and Condos

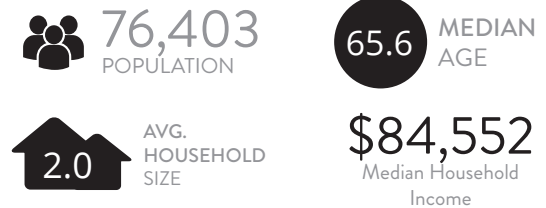
5 MILE RADIUS DEMOGRAPHICS

2022 Summary	1 Mile	3 Miles	5 Miles
Population	5,455	44,414	75,308
Households	2,764	20,657	35,935
Families	1,590	12,827	22,505
Avg HH Size	1.85	2.12	2.07
Owner Occupied Housing Units	2,348	15,925	28,819
Renter Occupied Housing Units	417	4,732	7,116
Median Age	68.3	58.8	62.3
Median Household Income	\$90,275	\$80,706	\$85,645
Avg Household Income	\$155,918	\$129,638	\$137,309

2027 Summary	1 Mile	3 Miles	5 Miles
Population	5,681	45,963	79,161
Households	2,890	21,471	37,789
Families	1,648	13,276	23,564
Avg HH Size	1.85	2.11	2.07
Owner Occupied Housing Units	2,486	16,758	30,523
Renter Occupied Housing Units	404	4,713	7,266
Median Age	69.7	60.2	63.5
Median Household Income	\$107,205	\$95,270	\$100,610
Avg Household Income	\$179,721	\$150,888	\$158,615



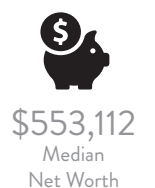
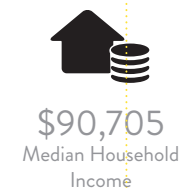
KEY FACTS



BUSINESS



INCOME



CONFIDENTIALITY & DISCLAIMER

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Fischler Property Company LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Fischler Property Company LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Fischler Property Company LLC in compliance with all applicable fair housing and equal opportunity laws.

LEASING ADVISORY



PHIL FISCHLER

FOUNDER + PRESIDENT
CCIM, PE (FL, TX), LEED AP
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Phil is trusted by prominent U.S. and international companies with the investment in and development of high-profile mixed-use, multi-family and commercial properties from Montana to South Florida. Clients turn to him for his integrity, creativity, versatility and wide-ranging experience spanning engineering to real estate brokerage to bank advisement. With an uncanny ability to recognize opportunities and predict real estate trends, Phil's resourcefulness inspires action and delivers results. Highly regarded for honoring commitments and achieving goals, he has a track record to back up his reputation.

In 2009, Phil founded Fischler Property Company with a mission to build a legacy through inspiring investment in and restoration of Southwest Florida while helping to positively shape its inevitable growth.



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