

INTERCHANGE RETAIL CENTER

BONITA SPRINGS, FL

WILLIAM RAVEIS
COMMERCIAL

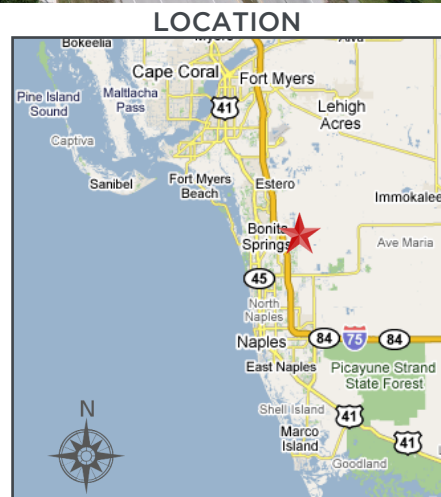
850 5th Avenue South | Naples, FL
www.NaplesCommercialRealty.com

RETAIL FOR LEASE

BONITA BEACH ROAD & I-75 INTERCHANGE, BONITA SPRINGS, FL



- BUILDING:** 17,499sf +/- retail center
- SITE:** 2.68 acres +/-
148 parking spaces (8.5 to 1 ratio)
- LOCATION:** SEQ of I-75 and Bonita Beach Road
Midway between Naples & Ft. Myers
- DETAILS:** Prime retail center—Bonita’s newest retail address. High-growth corridor.
Delivery Q4 2024 (D.O. issued 8/3/23)
- ZONING:** Retail, office, medical, restaurant



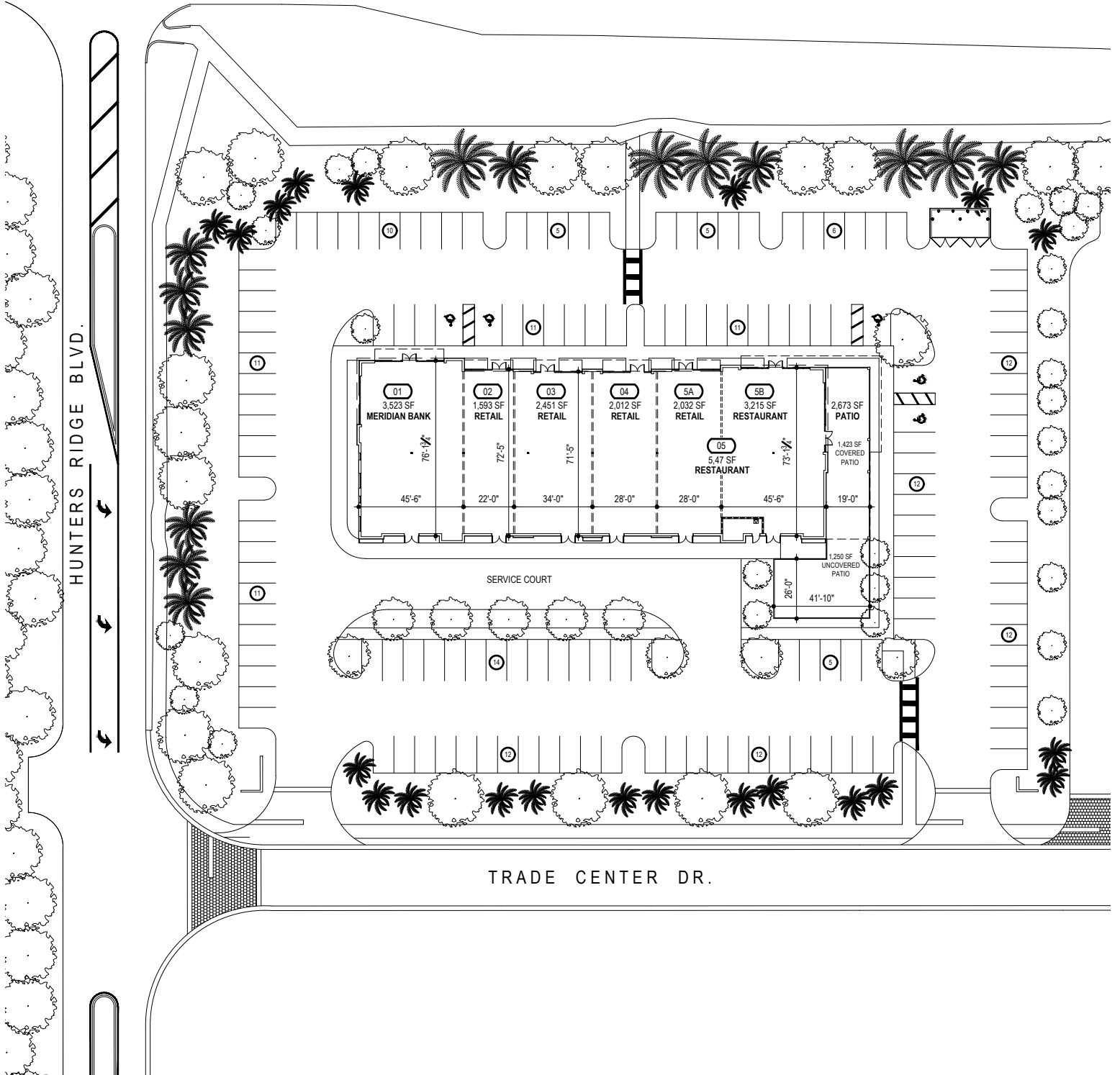
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The information contained herein, while not guaranteed, has been obtained from sources deemed authoritative. The property and information are offered subject to errors, omissions, modification, availability, price change, prior sale and withdrawal without prior notice.



This information has been secured from sources we believe are reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on provided reference information.

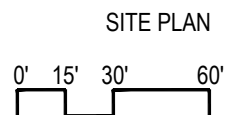
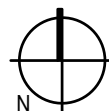
BONITA BEACH RD.



TRADE CENTER DR.



12611 BONITA BEACH RD.
 BONITA SPRINGS, FL 34134
BERNWOOD SQUARE



24 APRIL 2024
LD01

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PRICING & DELIVERY

“Gray Shell” Delivery by Landlord:

- Anodized aluminum entry doors with impact resistant tinted glazing
- Single-ply, insulated roof & walk pads
- Plumbing rough-in for restroom
- Electrical Service: 200 Amp, 120/208V, 3-phase per panel (400 Amps for restaurant space) plus one (1) service outlet adjacent to panel (Additional power requirements shall be at Tenant’s sole cost and expense)
- Fire suppression
- Fire extinguisher per code
- Flooring: dirt floor (compacted and graded)

Pricing:

- Suite 1 - 3,523sf: LEASED (Meridian Bank)
- Suite 2 - 1,593sf: \$45psf NNN
- Suite 3 - 2,451sf: \$38psf NNN
- Suite 4 - 2,012sf: \$38psf NNN
- Suite 5 - 2,032sf: \$38psf NNN
- Suite 6 - 5,888sf*: \$16,500/mo. + FL Sales Tax (\$26.63psf NNN)

**SF includes 1,423sf structural/covered four-season patio plus 1,250sf uncovered patio*

***Estimated CAM: \$7.00psf*

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DEVELOPMENT	DWELLING UNITS
Mediterra CC	950
Vasari CC	770
Talis Park CC	625
Hunter's Ridge CC	550
Worthington CC	800
Quail West CC	650
Palmira CC	800
Village Walk	1,650
Bonita National CC	1,485
Riverstone & Stonecreek	1,422
Esplanade CC	1,120
Sorrento	152
Seasons	548
Valencia	997
Totals:	<u>12,519</u>

MASTER PLANNED RESIDENTIAL COMMUNITIES

Underserved Growth Corridor

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2023 DEMOGRAPHICS

Source: Co-Star

DEMO	1-MILE	3-MILE	5-MILE
Total Population	4,500	32,588	89,965
Avg Household Income	\$106,280	\$105,054	\$115,025
Total Households	1,871	13,321	40,223
Median Age	55.3	51.9	57.4

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INGENUITY BANK

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RTL Boutique

JOINERY

ARCHITECTURE + DESIGN

WILLIAM RAVEIS

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William Raveis Real Estate was founded in 1974 in Connecticut, and has since become the largest family owned real estate company in the Northeast and the 9th largest real estate company in the United States, with real estate and mortgage sales exceeding \$10B annually.

With offices in Connecticut, Florida, Maine, Massachusetts, New Hampshire, New Jersey, New York, Rhode Island, and Vermont and over 4,000 agents across the Northeast and Florida.

Disclaimer

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