

BEACH ROAD PLAZA

FOR LEASE • PRIME RETAIL/OFFICE/MEDICAL OPPORTUNITY
3401 BONITA BEACH RD SW • BONITA SPRINGS, FL 34134



PROPERTY FEATURES

LEASE RATE & NNNs:
\$15/SF NNN (\$7.22/SF)

AVAILABLE:

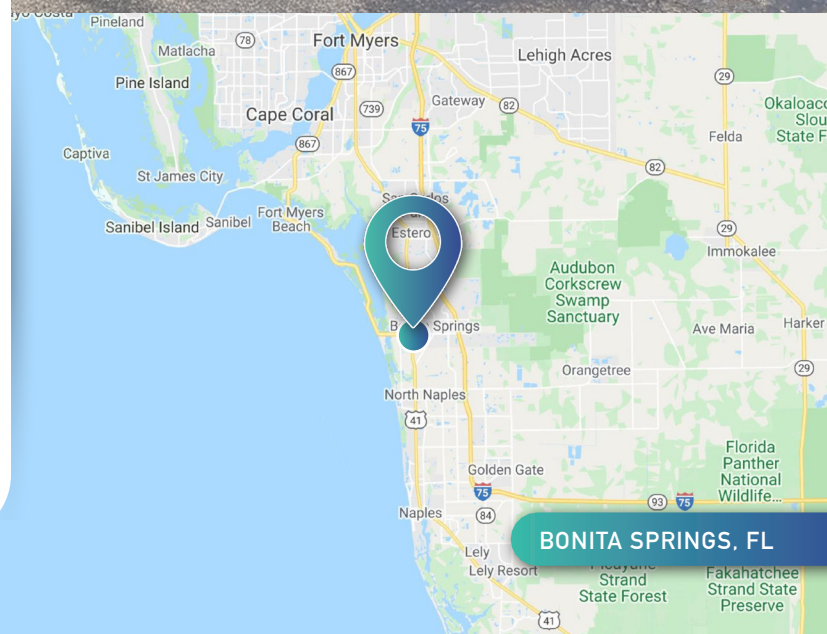
Unit 106 – 1,454± SF retail/office
Unit 209 – 861± SF retail/office
Unit 303/304 – 1,728± SF office

ZONING:

C-1 (Lee County)

LOCATION:

The subject site is located just west of US 41 on Bonita Beach Rd across from the Center of Bonita Springs, Bonita Springs, Lee Co., FL.

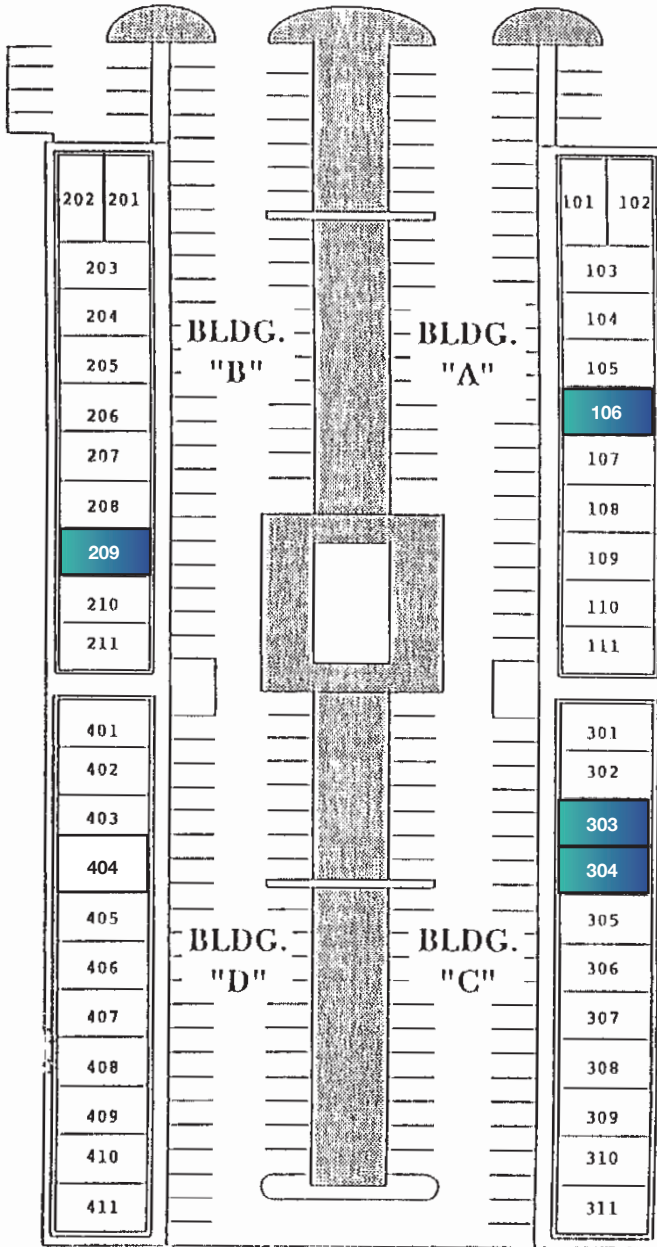


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UNIT NO.	SIZE (SF)	BASE (PSF)	CAM (PSF)
106	1,454± SF	\$15 PSF	\$7.22 PSF
209	861± SF	\$15 PSF	\$7.22 PSF
303/304	1728± SF	\$15 PSF	\$7.22 PSF



2025 DEMOGRAPHICS	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
EST. POPULATION:	6,828	47,183	96,612
EST. EMPLOYMENT DENSITY:	7,239	23,917	47,817
AVG. H.H. INCOME:	\$159,994	\$167,352	\$170,578



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