

27801 OLD 41RD
BONITA SPRINGS, FL 34135



PROPERTY DESCRIPTION

Introducing a prime retail investment opportunity in Bonita Springs, FL! This 5,833 SF building offers a modern and attractive space for various retail or office uses. Prime location at the entrance of the vast expanding "old Bonita" downtown area. The property is zoned C-1, this property is perfectly positioned to capitalize on the thriving local commercial scene. With its strategic location and versatile layout, this property presents a compelling investment prospect for those seeking to maximize their portfolio in one of Florida's most promising markets. Don't miss out on the potential of this exceptional retail space.

OFFERING SUMMARY

Sale Price:	\$3,999,000
Lot Size:	112,958 SF
Building Size:	5,833 SF

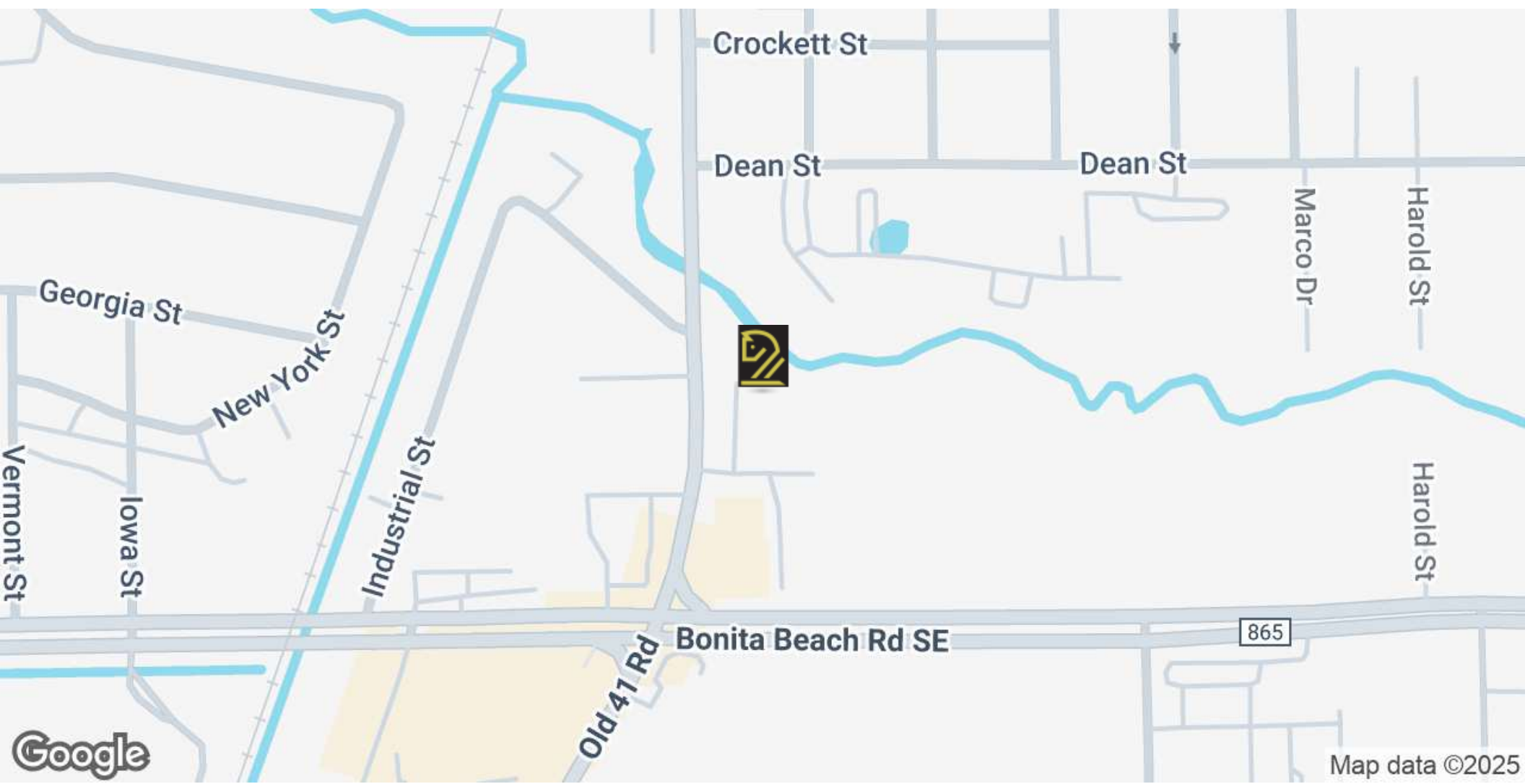
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	194	906	3,311
Total Population	537	2,406	8,447
Average HH Income	\$74,900	\$76,696	\$87,835

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The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Terms are subject to errors, omissions and change without notice.

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TROY COMMERCIAL
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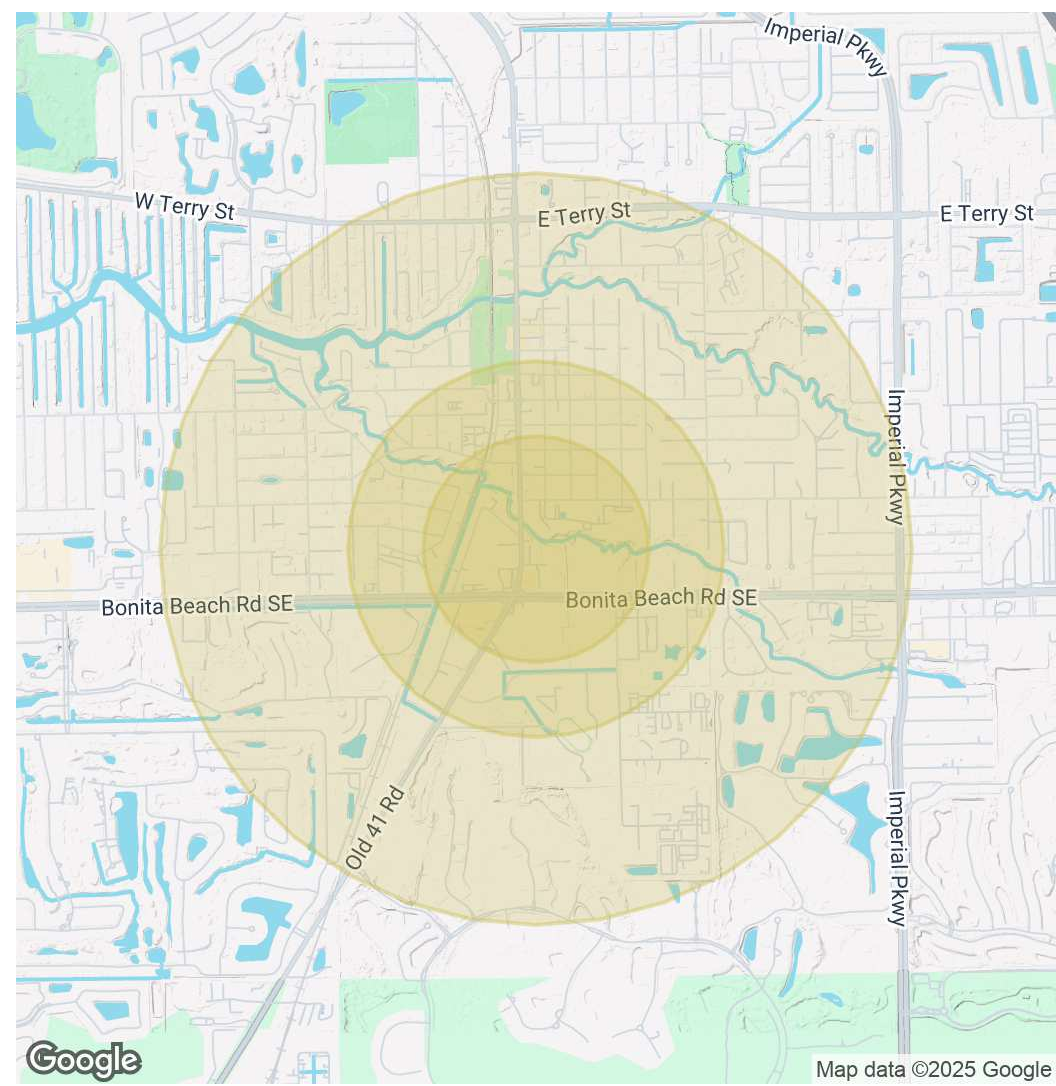
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	537	2,406	8,447
Average Age	40	41	43
Average Age (Male)	39	40	43
Average Age (Female)	40	41	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	194	906	3,311
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$74,900	\$76,696	\$87,835
Average House Value	\$446,012	\$440,521	\$473,697

Demographics data derived from AlphaMap



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