

RETAIL SHOWROOM WITH FRONTAGE ALONG US-41

24081 S TAMIAM TRL

BONITA SPRINGS, FL 34134

FOR SALE



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

INVESTMENT HIGHLIGHTS

Join leading businesses in Bonita Springs, a key part of Naples-Fort Myers metro area. Ideal for storefront, retail/office users, service providers, and professionals looking to capitalize on prime locations near major freeways US-41 and I-75 and key attractions.



Irreplaceable Location – This ± 1.46 -acre property offers **190 feet of prime frontage along US-41**, one of Southwest Florida’s busiest commercial corridors. With visibility to approximately **$\pm 43,000$ vehicles per day**, businesses benefit from **high exposure and prominent signage opportunities**. Strategically positioned between **Naples and Fort Myers**, Bonita Springs enjoys constant traffic flow from both **US-41 and I-75**, ensuring a steady stream of potential customers.



Turnkey Retail Showroom – This **move-in-ready retail showroom** is designed for immediate occupancy. Currently home to a luxury furniture retailer, the space boasts **high-end finishes** and a well-appointed interior, making it ideal for premium brands seeking an upscale presentation.



Versatile Multi-Tenant Potential – Originally designed as a **multi-tenant retail center**, the **$\pm 12,000$ SF** building can be easily subdivided into **five $\pm 1,200$ SF** units, each with **separate electric meters**. Walls have been opened but are still in place, offering the flexibility to operate as a **single-tenant showroom** or convert back into a **multi-tenant investment property**.



Thriving Retail Market - Bonita Springs is a key part of the **Naples-Fort Myers metro area**, one of the most affluent regions in the U.S. **With rapid population and business growth**, demand for **retail space is surging**, making this an exceptional opportunity in a **high-income, high-traffic commercial corridor**.

FINANCIAL OVERVIEW



\$4,500,000
LIST PRICE



\$375
PPSF



\$70.76
PPSF OF LAND



PROPERTY DETAILS

Total SF	±12,000 SF
Acreage	±1.46 AC
Year Built	1985
Clear Heights	±12-14'
Multi Tenant Capabilities	5 units at ±1,200 SF
Construction	Reinforced Concrete
Parcel Number	16-47-25-B2-00003.0030
Zoning	CG - General Commerical
Parking	±57
Type of Sale	Vacant



OVERVIEW

CONNECTS BONITA SPRINGS TO KEY MARKETS



ACCESSIBLE TO RESIDENTS AND TOURISTS



HIGH TRAFFIC CORRIDOR FOR BUSINESS



±43,000 VPD



BONITA SPRINGS, FL

Bonita Springs, Florida, located in the Naples-Fort Myers metropolitan area, is a key commercial and industrial hub with a growing economy driven by tourism, healthcare, and construction. With a population exceeding 56,000 and part of a metro area of over 1.3 million residents, the city benefits from a steady influx of businesses and residents seeking opportunities in Southwest Florida. Its strategic location along U.S. Highway 41 and Interstate 75 provides direct access to major markets, facilitating logistics, distribution, and showroom operations. The region's continued residential and commercial expansion has fueled demand for industrial space to support businesses in construction, home improvement, and retail supply chains.

The Naples-Fort Myers metro area has consistently ranked among the fastest-growing regions in Florida, with increasing investment in infrastructure, workforce development, and business-friendly policies. Bonita Springs, situated between Naples and Fort Myers, offers a prime location for companies looking to serve both markets efficiently. The city's rising population, strong consumer base, and expanding commercial sector contribute to sustained demand for industrial and showroom space. With ongoing economic development and a rapidly growing business community, Bonita Springs presents a strong market for industrial investment and leasing opportunities.

5 MILE RADIUS



89,036

2024 POPULATION



43,584

2024 HOUSEHOLDS (HH)



\$153,037

AVG HH INCOME



63

MEDIAN AGE





COCONUT POINT MALL

TARGET
Bath & Body Works

ULTA BEAUTY

SEPHORA
VICTORIA'S SECRET

BARNES & NOBLE
Apple Store

ROTARY CLUB OF BONITA SPRINGS NEIGHBORHOOD



ExtraSpace Storage

PALM COLONY CONDOS

DIAMOND OAKS VILLAGE
160 UNITS

SUBJECT PROPERTY

U-HAUL
CRASH CHAMPIONS
COLLISION REPAIR TEAM

HONEY BEE RV STORAGE

PELICAN LANDING CONDOS

7-ELEVEN **Publix**

FREE UP STORAGE

SAWGRASS POINT CONDOS

Batteries + Bulbs **Jersey Mike's SUBS**

CIRCLE K

± 43,000 VPD

Preferred MATERIALS, INC.
A CRH COMPANY

THE NEST GOLF CLUB COMMUNITY

LENNAR HOMES NEIGHBORHOOD

PRADO AT SPRING CREEK

DOLLAR TREE
Walgreens

SAN MIRAGE AT BONITA SPRINGS
200 UNITS



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **24081 S Tamiami Trl, Bonita Springs, FL 34134** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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EXCLUSIVELY LISTED BY

KYLE MATTHEWS

BROKER OF RECORD

License No. CQ1066435 (FL)

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