

BEACH ROAD PLAZA

3401 BONITA BEACH RD SW, BONITA SPRINGS, FL 34134

FOR LEASE



Kim Daugherty

Senior Advisor

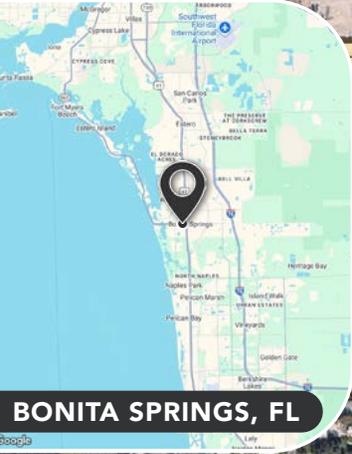
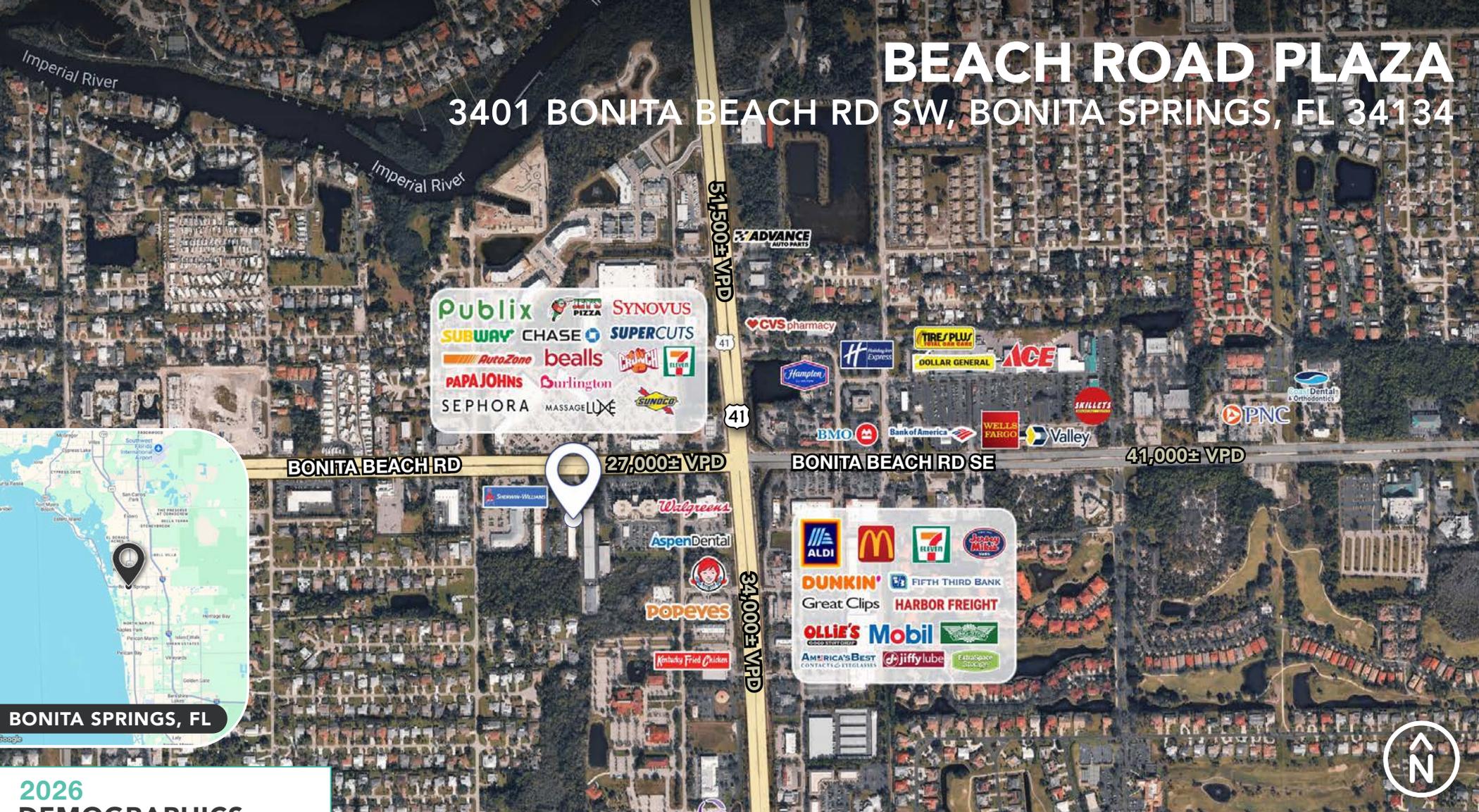
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2026 DEMOGRAPHICS

3401 BONITA BEACH RD SW



AVERAGE H.H INCOME

1 MILE	3 MILE	5 MILE
\$149,348	\$167,693	\$171,482



POPULATION

6,764	47,884	97,281
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EMPLOYMENT DENSITY

7,163	23,789	47,958
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PROPERTY FEATURES

PRICE \$15/SF NNN (\$7.75/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

LOCATION

Beach Road Plaza is located just west of US 41 on Bonita Beach Road, across from the signalized entrance of the Center of Bonita Springs plaza.



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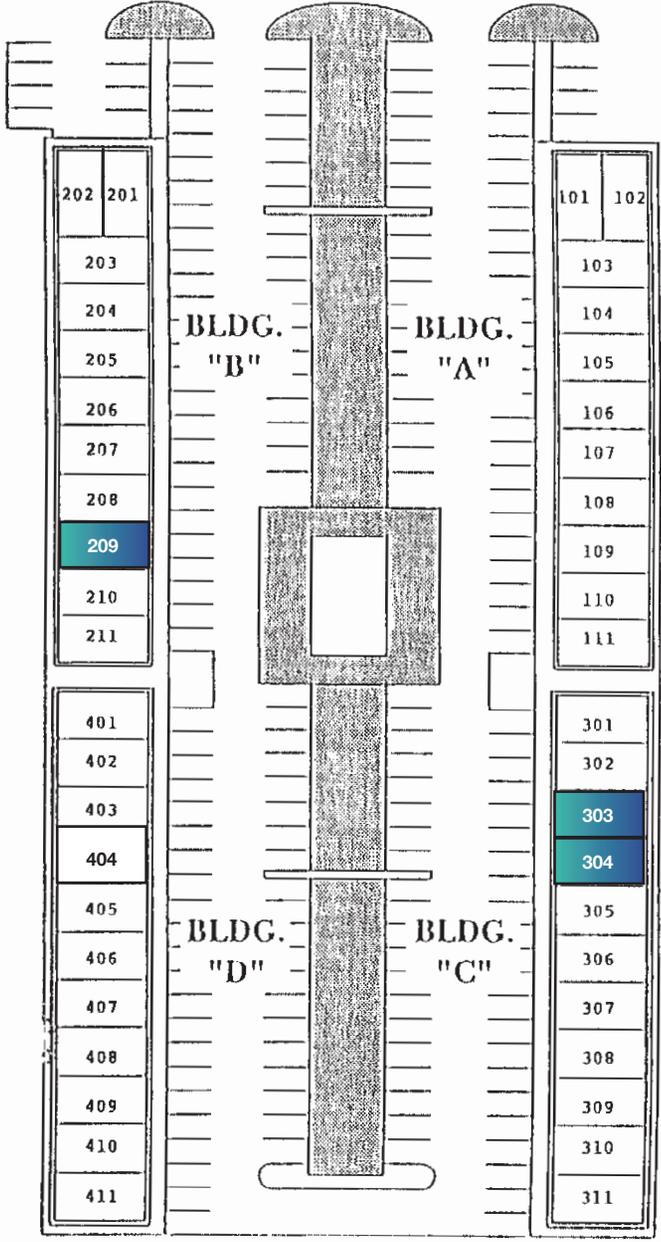
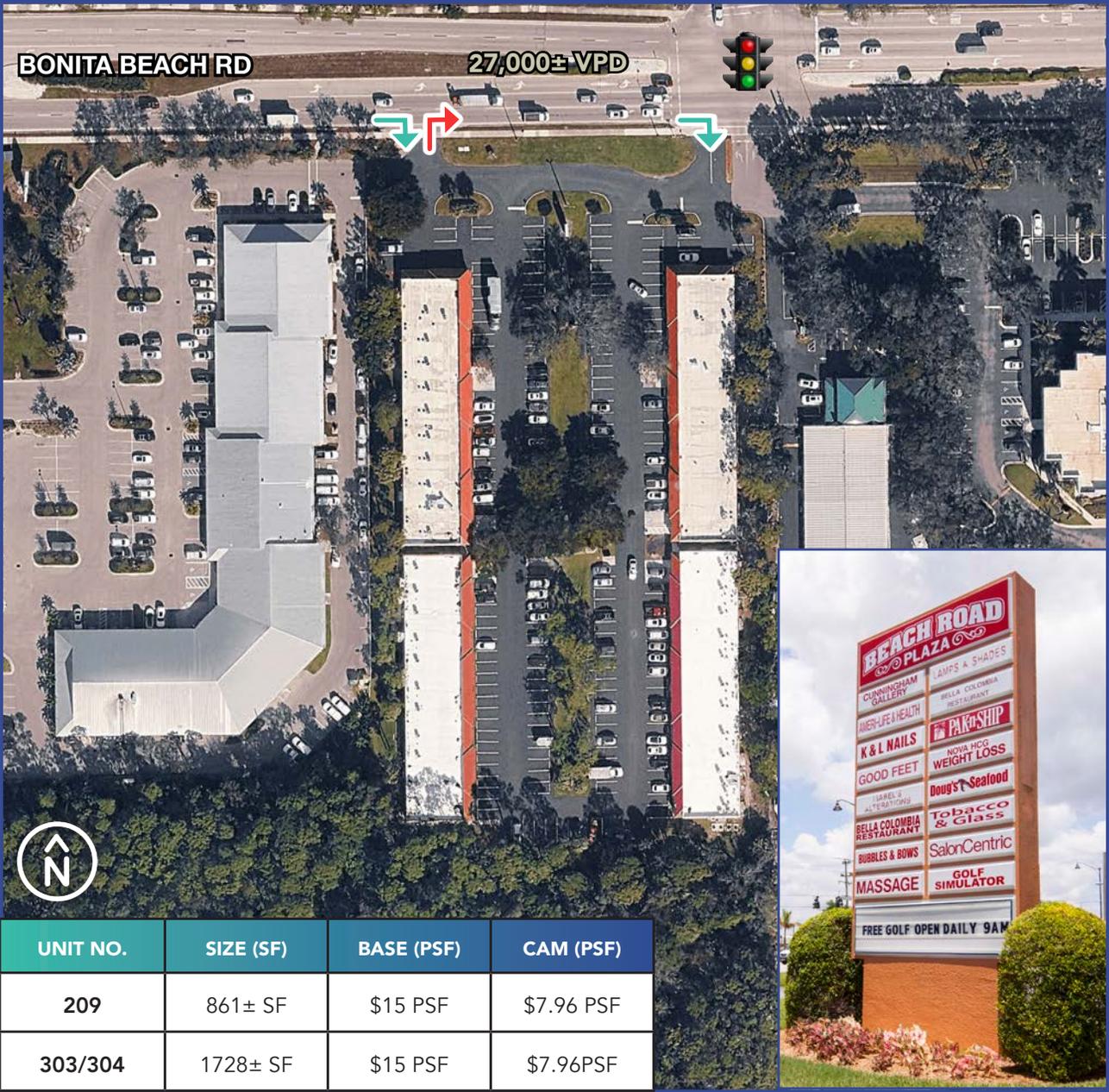
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UNIT NO.	SIZE (SF)	BASE (PSF)	CAM (PSF)
209	861± SF	\$15 PSF	\$7.96 PSF
303/304	1728± SF	\$15 PSF	\$7.96PSF



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