

# COCONUT TRACE - FORMER BANK

3501 VANDENBERG WAY, ESTERO, FL 33928

FOR SALE / LEASE



**Tony Mangione**

Partner

239.334.3040

Tony.Mangione@TrinityCRE.com

**Janay Outten**

Associate

239.334.3040

Janay.Outten@TrinityCRE.com

**Kaleb Gerald**

Associate

239.334.3040

Kaleb.Gerald@TrinityCRE.com

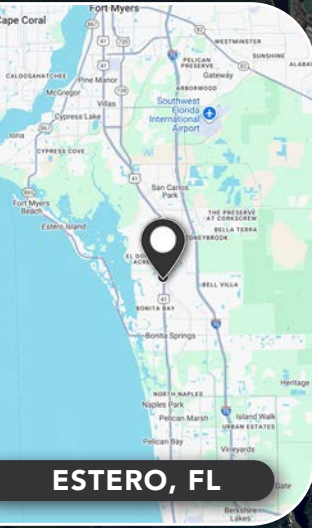






# COCONUT TRACE - FORMER BANK

3501 VANDENBERG WAY • ESTERO, FL 33928



ESTERO, FL

WEST BAY CLUB  
868± UNITS

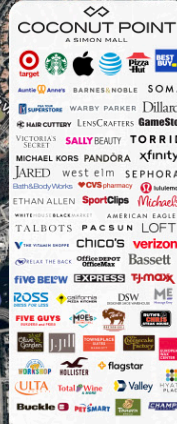
THE MEADOWS  
262± UNITS

GENOVA  
205± UNITS

ESTERO  
COMMUNITY PARK

CORKSCREW WOODLANDS  
640± UNITS

HERTZ GLOBAL  
HEADQUARTERS



SHADOW WOOD  
1,481± UNITS

THE RITZ CARLTON  
RESIDENCES

EL DORADO ACRES  
171± UNITS

MARSH LANDING  
376± UNITS

COPPERLEAF  
570± UNITS

LEE HEALTH  
COCONUT POINT

SPRINGRUN  
847± UNITS

## 2025 DEMOGRAPHICS

3501 Vandenberg Way



### AVERAGE H.H INCOME

1 MILE	3 MILE	5 MILE
\$156,367	\$160,073	\$146,337



### POPULATION

6,350	33,695	92,406
-------	--------	--------



### EMPLOYMENT DENSITY

2,856	15,840	31,715
-------	--------	--------

## PROPERTY FEATURES

### PRICE

Call for Details

### BUILDING

3,776± SF under air + 4 Drive-Thrus

### YEAR BUILT

2009

### LAND

1.34± AC

### ZONING

CPD - Commercial Planned Development (Estero)

### LOCATION

The subject site is located on the SWC of US 41 & Vandenberg Way and shares the signalized intersection with Coconut Point



TrinityCRE.com

9450 Corkscrew Palms Cir • Suite 101 • Estero, FL 33928

© 2025 Trinity Commercial Group

This information is considered accurate, but not guaranteed.

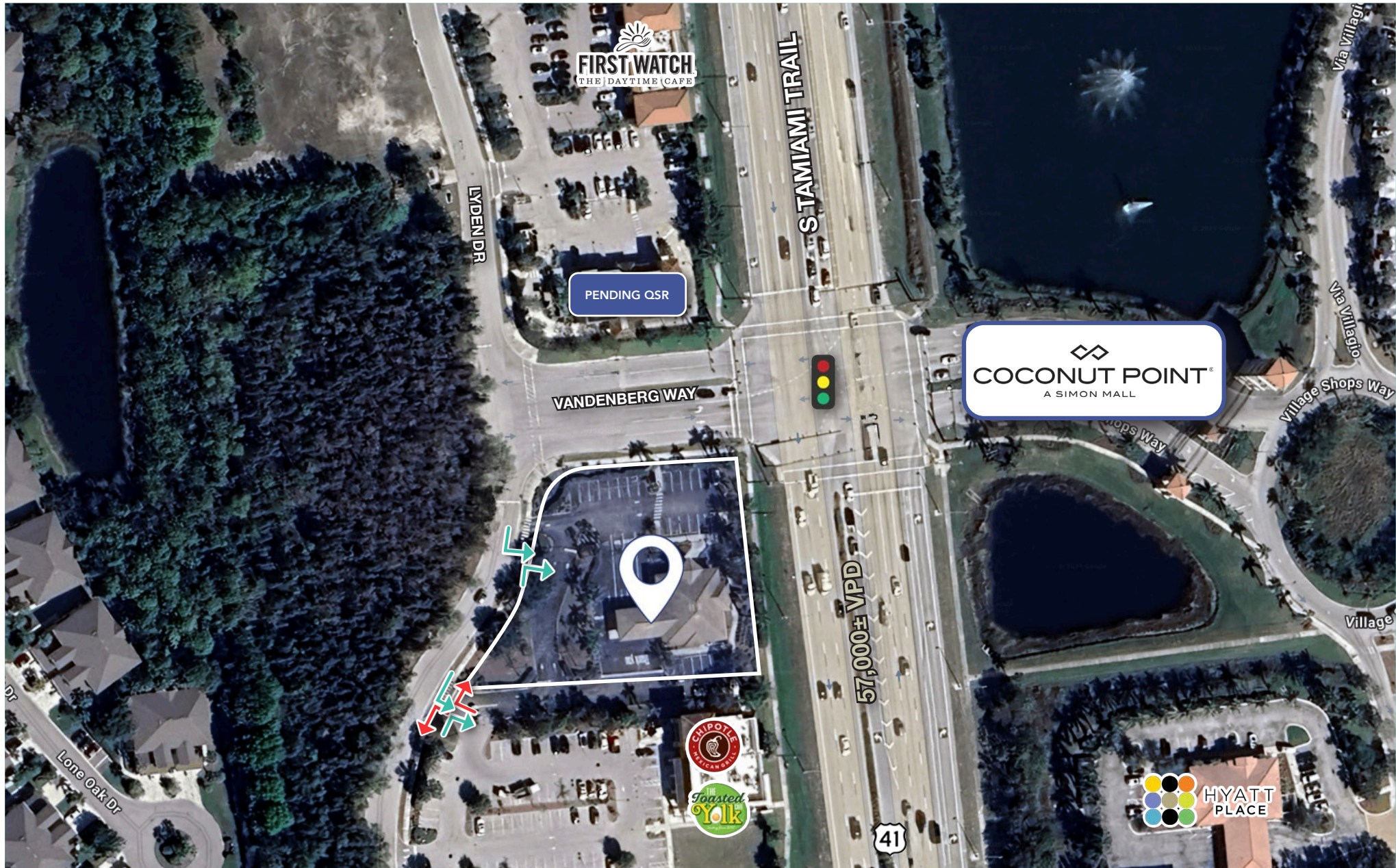
MEMBER OF:





# COCONUT TRACE - FORMER BANK

3501 VANDENBERG WAY • ESTERO, FL 33928



TrinityCRE.com

9450 Corkscrew Palms Cir • Suite 101 • Estero, FL 33928

© 2025 Trinity Commercial Group

This information is considered accurate, but not guaranteed.

MEMBER OF:  
**SITE SOURCE**  
RETAIL BROKER NETWORK