



Investment
Properties
Corporation

FOR LEASE

BONITA OAKS SQUARE RETAIL SPACE W/ DRIVE-THRU

📍 Located off Bonita Beach Rd | West US-41.

4450 Bonita Beach Rd. SW | Bonita Springs, Florida 34134



CONTACT (239) 261-3400

John Cheffy ext. 182, john@ipcnaples.com

Investment Properties Corporation of Naples
3838 Tamiami Trail North Suite 402
Naples Florida 34103-3586
Tel: 239-261-3400 Fax: 249-261-7579 www.ipcnaples.com

Licensed Real Estate Broker

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



**Investment
Properties
Corporation**

BONITA OAKS SQUARE

RETAIL SPACE W/ DRIVE-THRU

4450 Bonita Beach Rd. SW | Bonita Springs, Florida 34134

High visibility retail space just minutes from the beach! Featuring a drive-thru and positioned along the bustling Bonita Beach Road. Excellent exposure to heavy daily traffic heading to and from the shoreline.

Less than two miles from US-41, capitalize on both local and tourist traffic.

SUITE	SIZE	BASE RENT PSF/YR	ESTIMATED 2025 NNN	ESTIMATED MONTHLY TOTAL (prior to sales tax)	AVAILABLE
13-15	3,600 SF	\$25.00	\$6.92 PSF	\$9,576.00	IMMEDIATELY



The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative.
Subject to prior sale, lease, withdrawal and price change without notice.



**Investment
Properties
Corporation**

BONITA OAKS SQUARE

RETAIL SPACE W/ DRIVE-THRU

4450 Bonita Beach Rd. SW | Bonita Springs, Florida 34134

Suite 13-15
3,600 SF



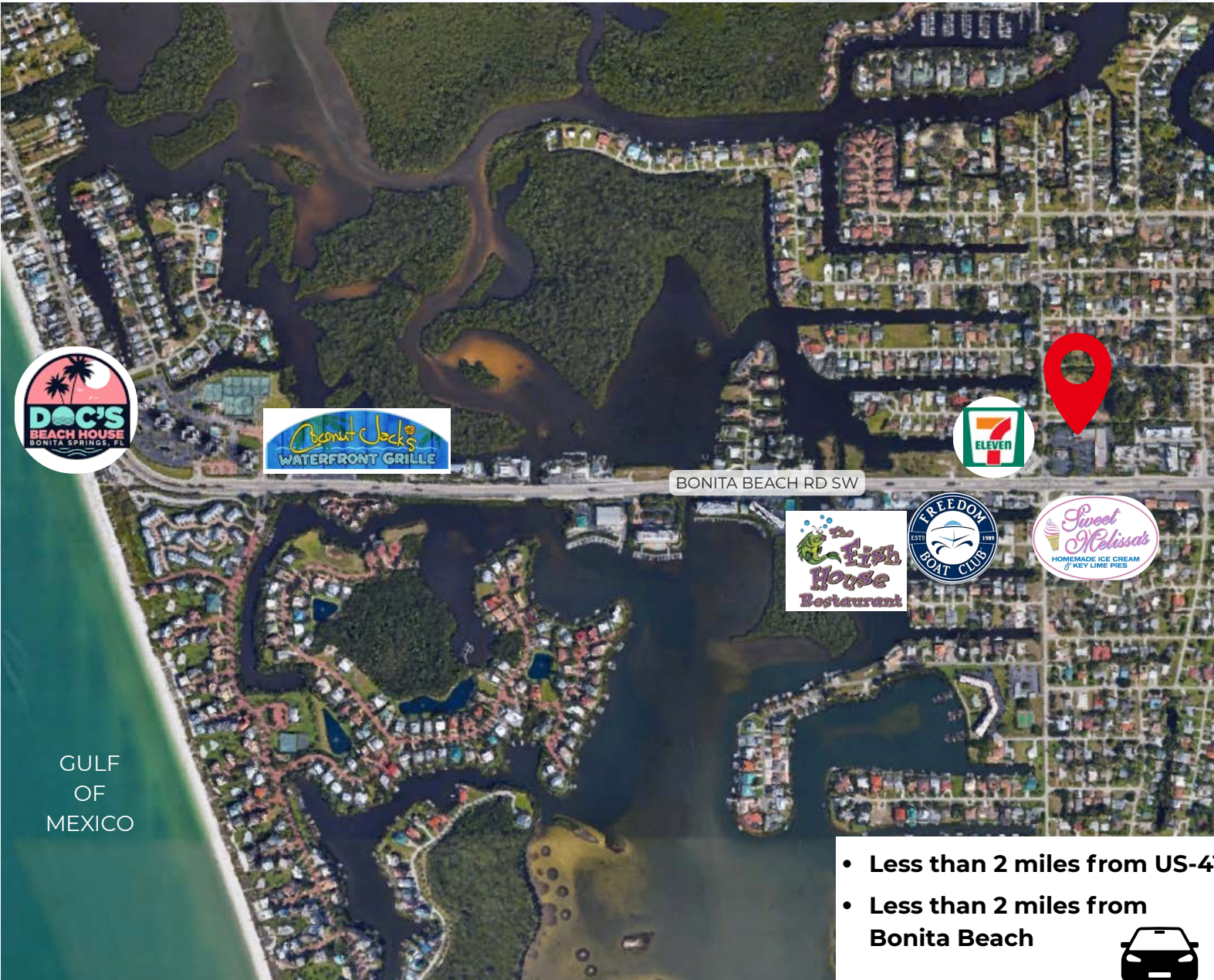


**Investment
Properties
Corporation**

BONITA OAKS SQUARE

RETAIL SPACE W/ DRIVE-THRU

4450 Bonita Beach Rd. SW | Bonita Springs, Florida 34134



- Less than 2 miles from US-41
- Less than 2 miles from Bonita Beach



click
here!



**Google
Maps**

2026 DEMOGRAPHICS	1 mile	3 miles	5 miles
Est. Population	3,663	30,426	76,821
Est. Average H.H. Income	\$170,829	\$155,486	\$163,334
2025 Avg. Daily Traffic Count	41,000 vehicles per day on Bonita Beach Rd		