



investment
properties
corporation

GROUND LEASE OR BUILD TO SUIT

available



**2.5± acres
located on
Old 41 Road
Bonita Springs, FL**

**Click here for aerial to
28181 Old 41 Road:**

<https://goo.gl/maps/Bga8fN6FxD12>

Pricing: Ground lease at \$1.50/SF per year

Land Size: 2.5± acres (will divide)

Demographics	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	7,971	49,337	96,905
Avg. HH Income:	\$92,814	\$119,372	\$137,759

Zoning: Commercial

Traffic Count: 18,211 AADT

Comments: High traffic and visibility commercial property available for ground lease or build-to-suit

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