



Investment  
Properties  
Corporation

MEDICAL / PROFESSIONAL OFFICE BUILDING

F O R S A L E



3501 Bonita Bay Boulevard  
Bonita Springs, FL 34134

4,115 +/- square foot building in the Bonita Bay Executive Center west of US 41 at Terry Street. Building consists of two spaces, one of which is leased, and one is occupied by the current owner. Surrounded by medical, professional office, retail shops, and residential communities.



**BUILDING SIZE:** **4,115 RSF +/-**

**PRICE:** **\$1,600,000**

**ZONING:** **PUD**

**RE TAXES (2025):** **\$9,142.88**

**CONDO FEES (2025):** **\$2,300  
per quarter**

**CONTACT** **📞 (239) 261-3400 x 179**

**Clint Sherwood, CCIM ext. 179, clint@ipcn Naples.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.ipcn Naples.com](http://www.ipcn Naples.com)

Licensed Real Estate Broker

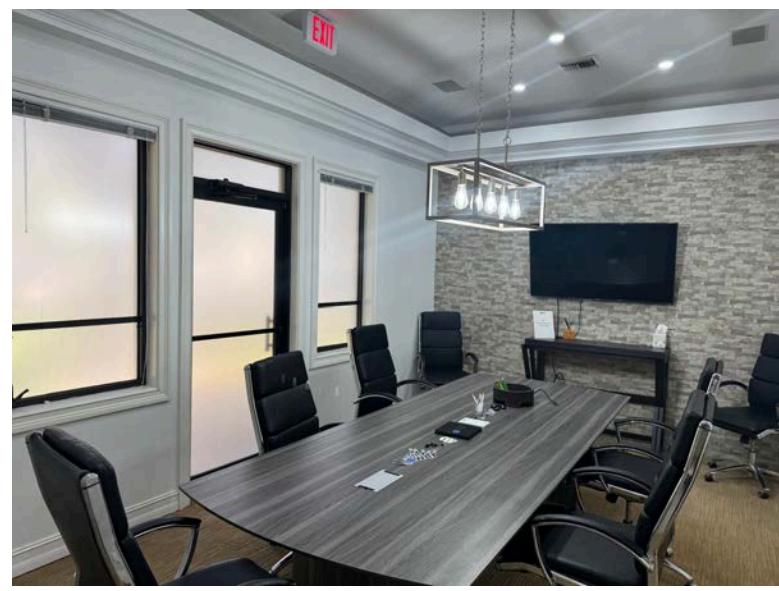
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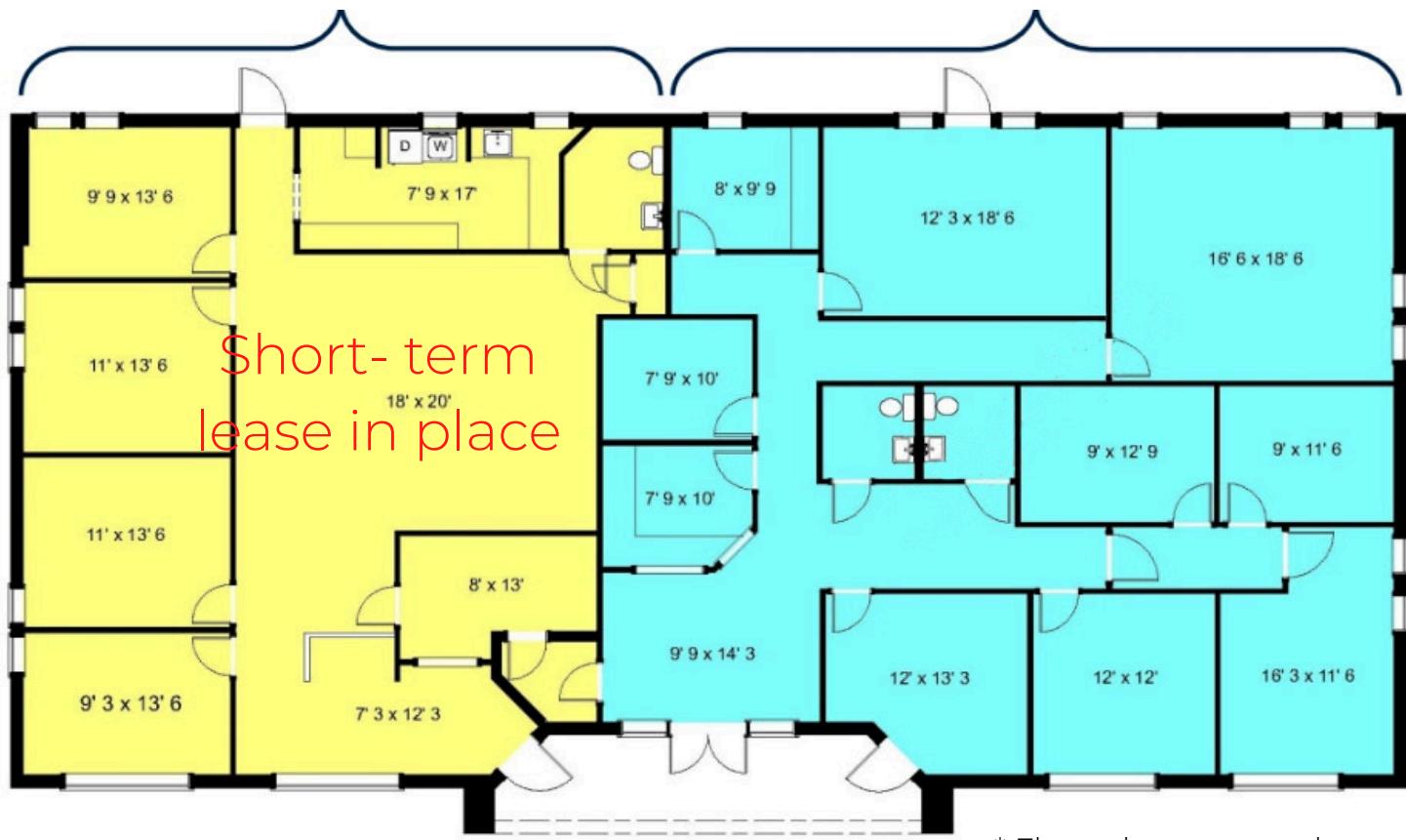
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3501 Bonita Bay Blvd



Suite 100: 1,818 +/- RSF  
Leased

Suite 300: 2,297 +/- RSF  
Ready for Occupancy

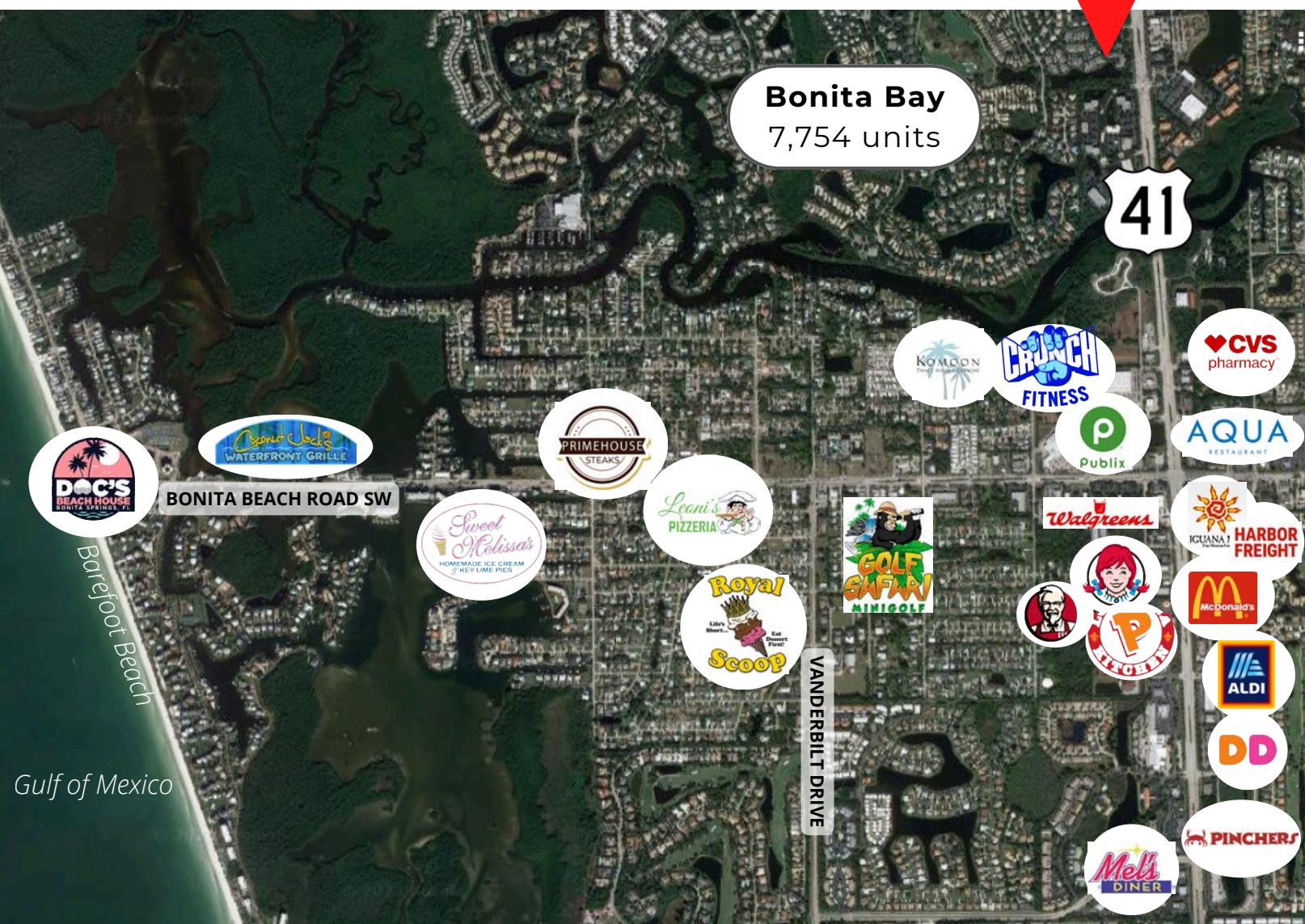


\* Floor plan may not be exact



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**Bonita Bay**  
7,754 units

41

Barefoot Beach

Gulf of Mexico

## DEMOGRAPHICS (2025)

**1 MILE    3 MILES    5 MILES**



**4,484    45,499    79,554**



**\$136,912    \$142,873    \$158,099**



**3,745    32,521    59,055**

click  
here!



Google  
Maps

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