



Investment
Properties
Corporation

MEDICAL / PROFESSIONAL OFFICE BUILDING

FOR SALE



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

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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

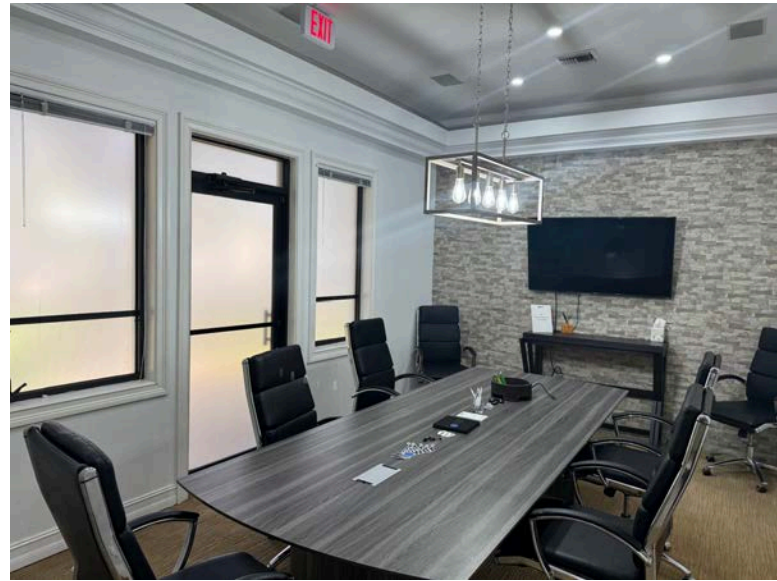
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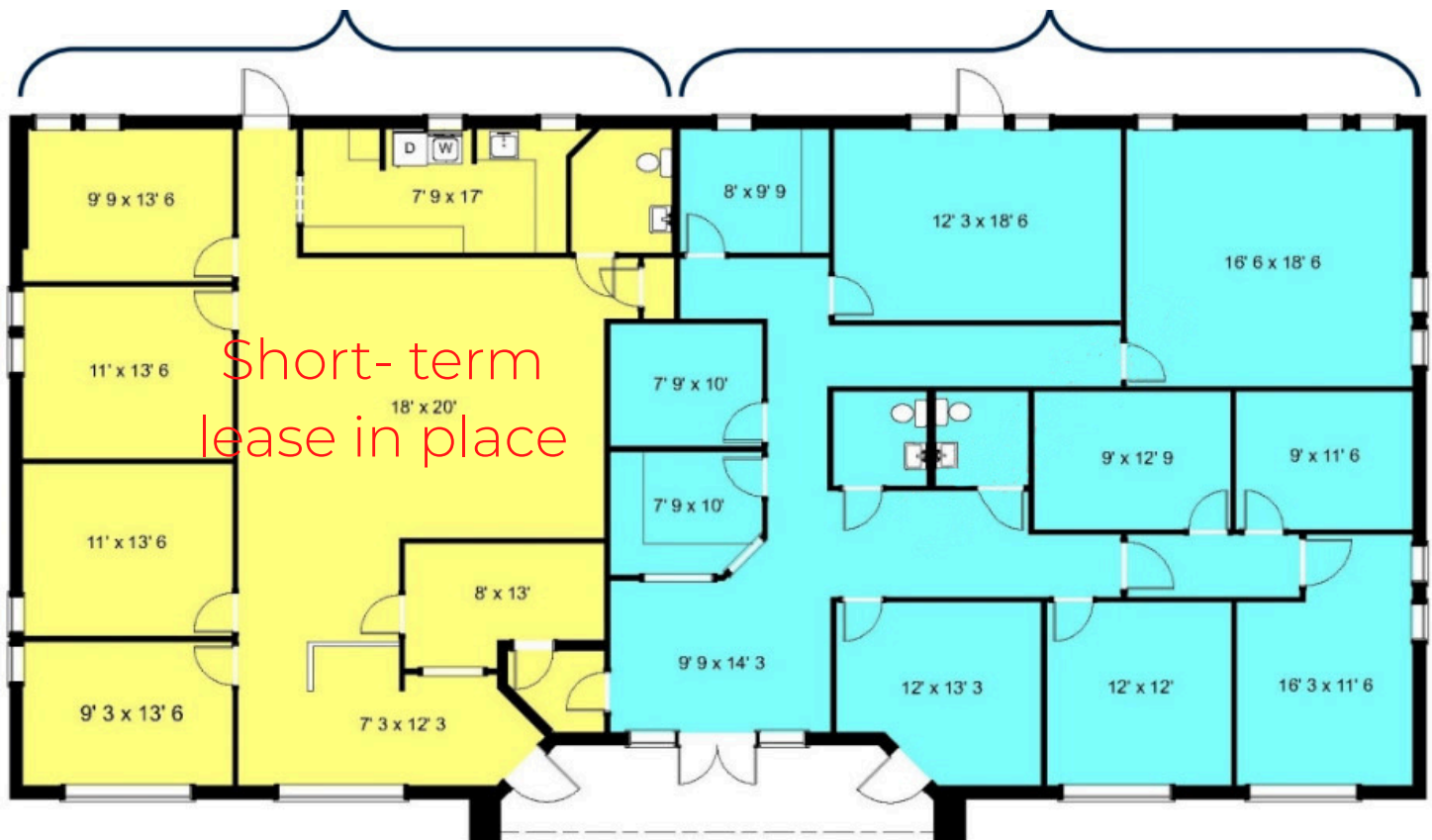
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3501 Bonita Bay Blvd



Suite 100: 1,818 +/- RSF
Leased

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



* Floor plan may not be exact

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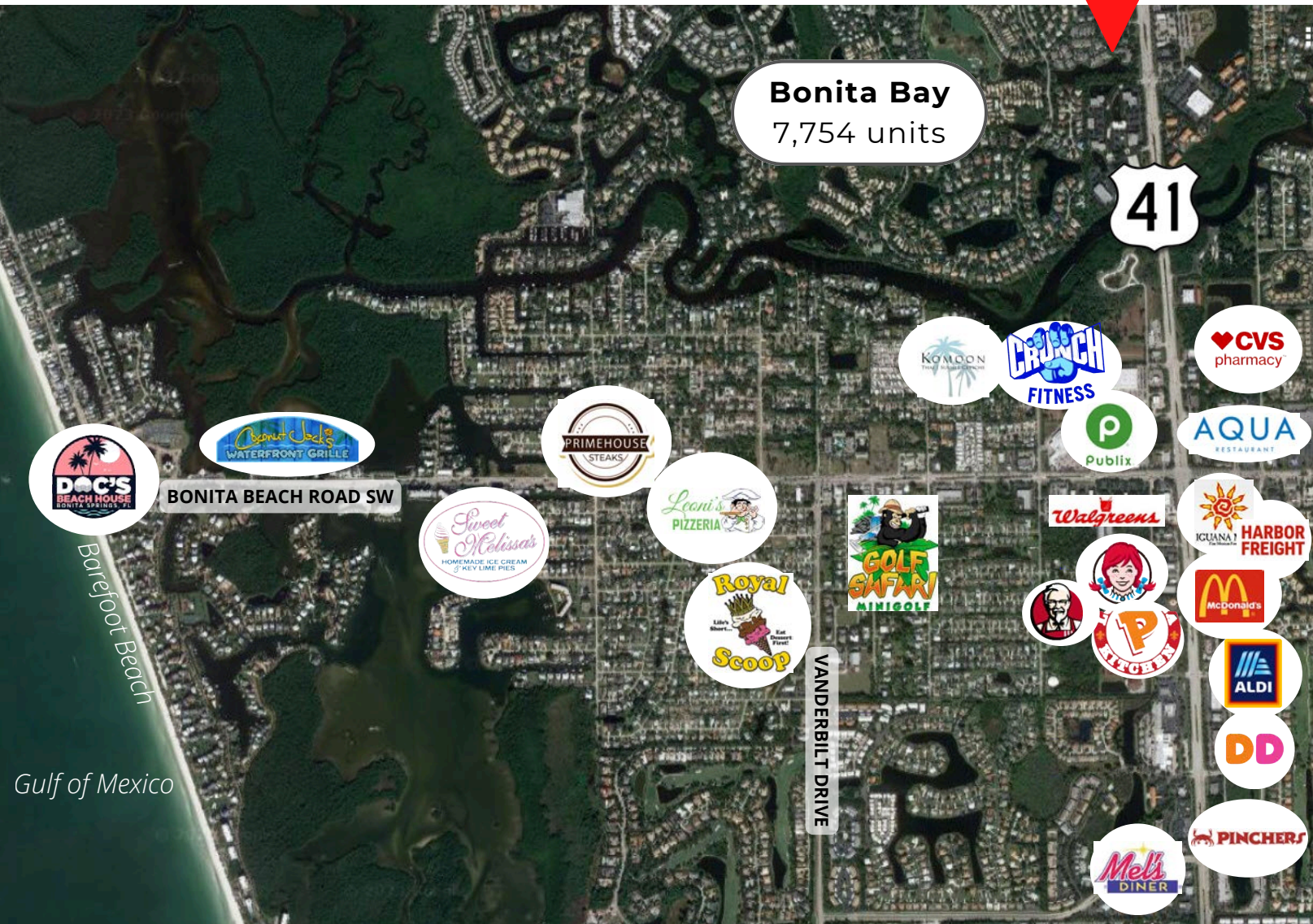
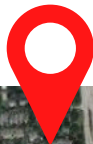
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DEMOGRAPHICS (2025)

	1 MILE	3 MILES	5 MILES
 POPULATION	4,484	45,499	79,554
 AVG. INCOME	\$136,912	\$142,873	\$158,099
 HOUSING UNITS	3,745	32,521	59,055

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