



**New Interior Buildout
Medical / Office**
2,071 SF For SubLease

28811 S Tamiami Trail
Bonita Springs, FL

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Highlights

28811 S Tamiami Trail

Bonita Springs, FL

Move-In Ready Medical / Office:

- 2,071 SF
- Suite 13
- **Located in Hidden Lakes Shopping Plaza, at the intersection of US 41 and Woods Edge Parkway**
- **Plaza 100% leased**
- Exposure on US 41
- Monument sign and building signage
- Ample parking
- Traffic - 40,500 AADT on US 41

Space:

- Renovated: 2022
- FF&E negotiable
- Reception
- 3 patient care rooms
- 1 office
- Medical lab
- Medical inventory room
- Breakroom
- 2 restrooms
- Utility closet



Terms:

- July 1, 2024 occupancy
- Sublease: 4 yrs + (12/31/2028 with 2 renewal options)

Leasing Rate:

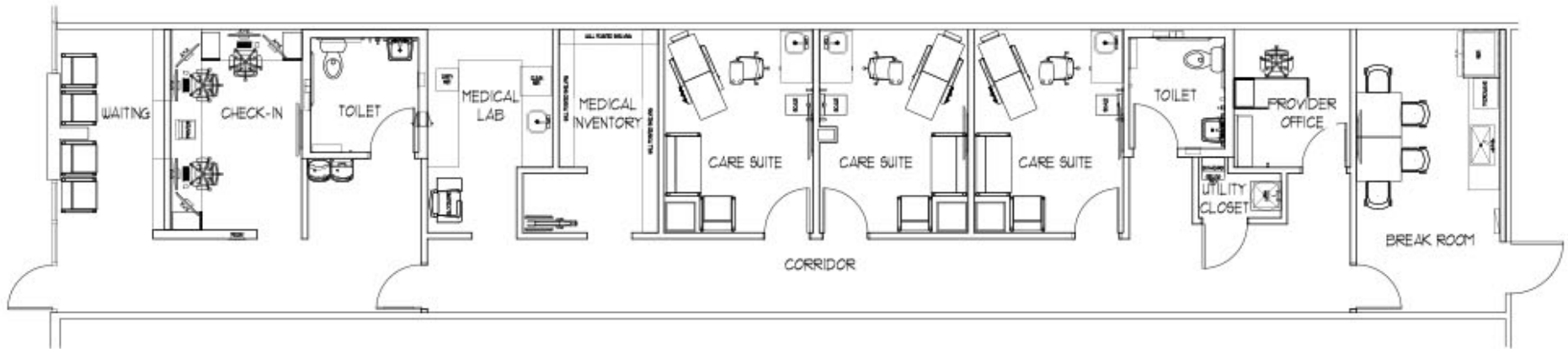
\$40.00/SF

+ \$7.56 NNN

Floor Plan

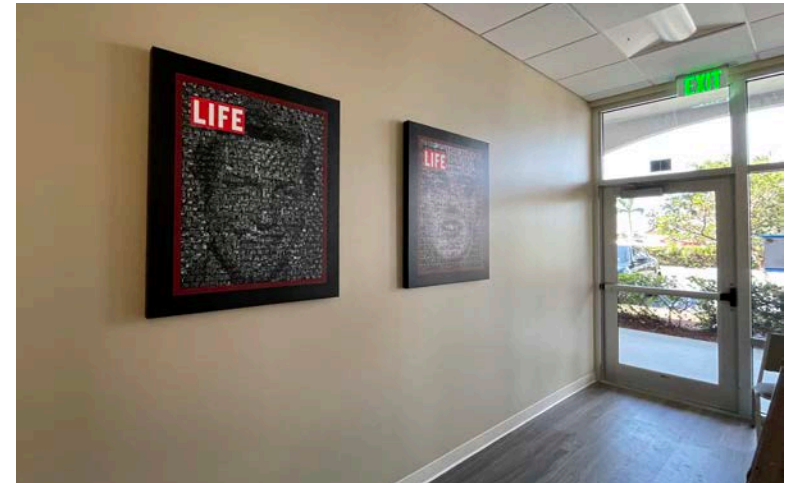
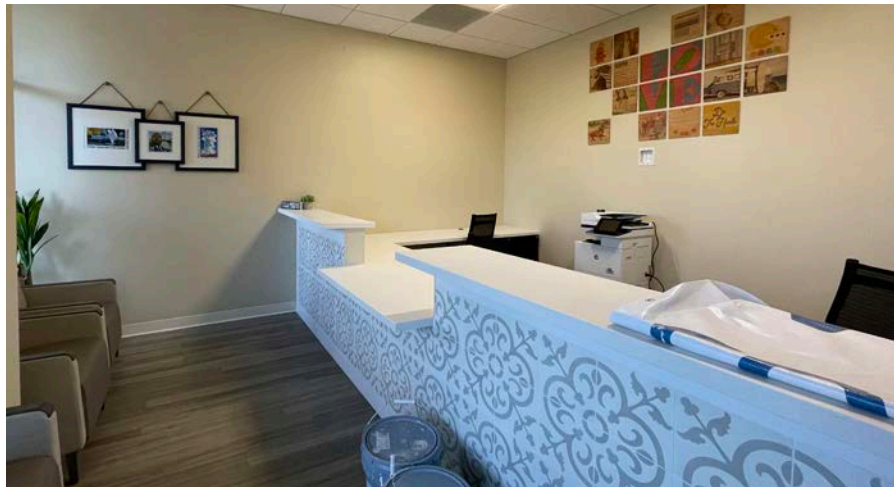
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2,071 SF



Finishes

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Location

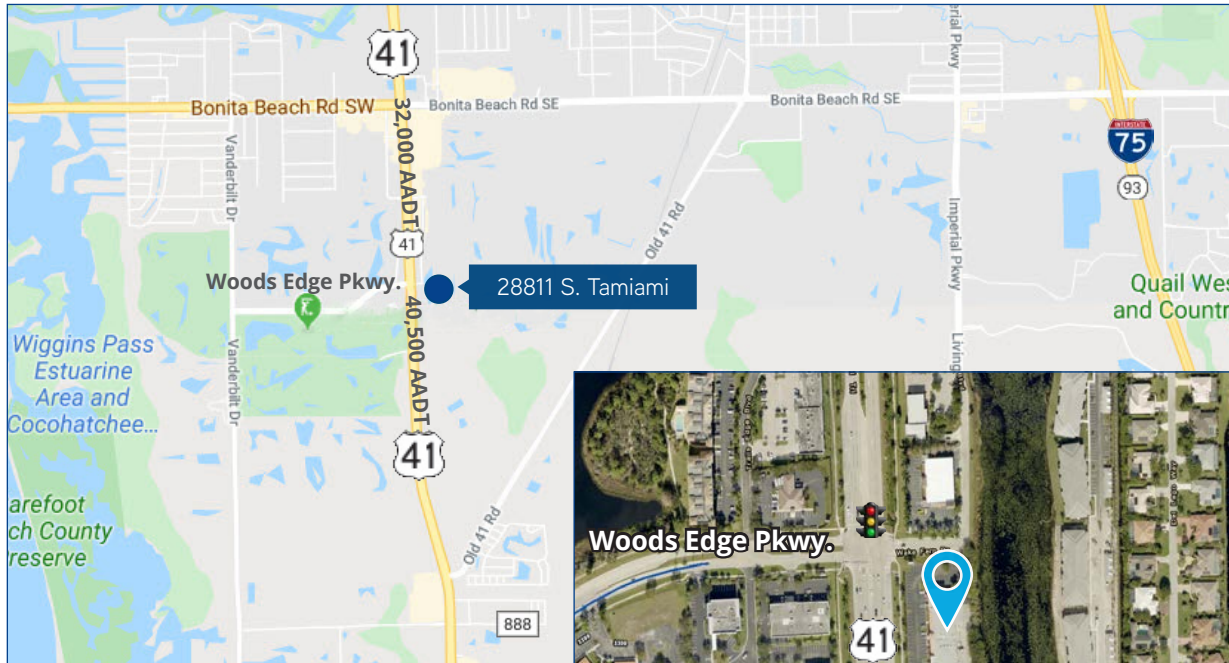
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Located in the densely populated area of Bonita Springs, at the signalized intersection of US 41 (S. Tamiami Trail) and Woods Edge Pkwy.

Demographics

5-mile radius



Total Population
92,887



Daytime Population
104,557



Average HH Income
\$136,942



Households
43,609



Median Age
60.4



Population Change (2023-2028)
1.2%



Contact

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