

Prado at Spring Creek

25141 S. Tamiami Trail | Bonita Springs, FL



PROPERTY HIGHLIGHTS

Prado at Spring Creek is a 152,072 square foot shopping and entertainment complex with a regional draw of customers from Lee and Collier Counties. Prominently located among three of the largest residential developments in Bonita Springs, the center has 1,100 feet of frontage along US 41 and is anchored by Prado Stadium 12 Movie Theater, Big Lots, Wilford & Lee and Dixie Groceries. The center benefits from a traffic count that exceeds 47,000 vehicles per day along U.S. 41 and an average household income within 3 miles exceeding \$135,000.

DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	3,384	37,630	76,710
Employees	3,548	82,394	108,820
Avg. Household Income	\$135,015	\$135,907	\$128,647

TRAFFIC COUNTS

Tamiami Trail 47,000 VPD

CONTACT INFORMATION

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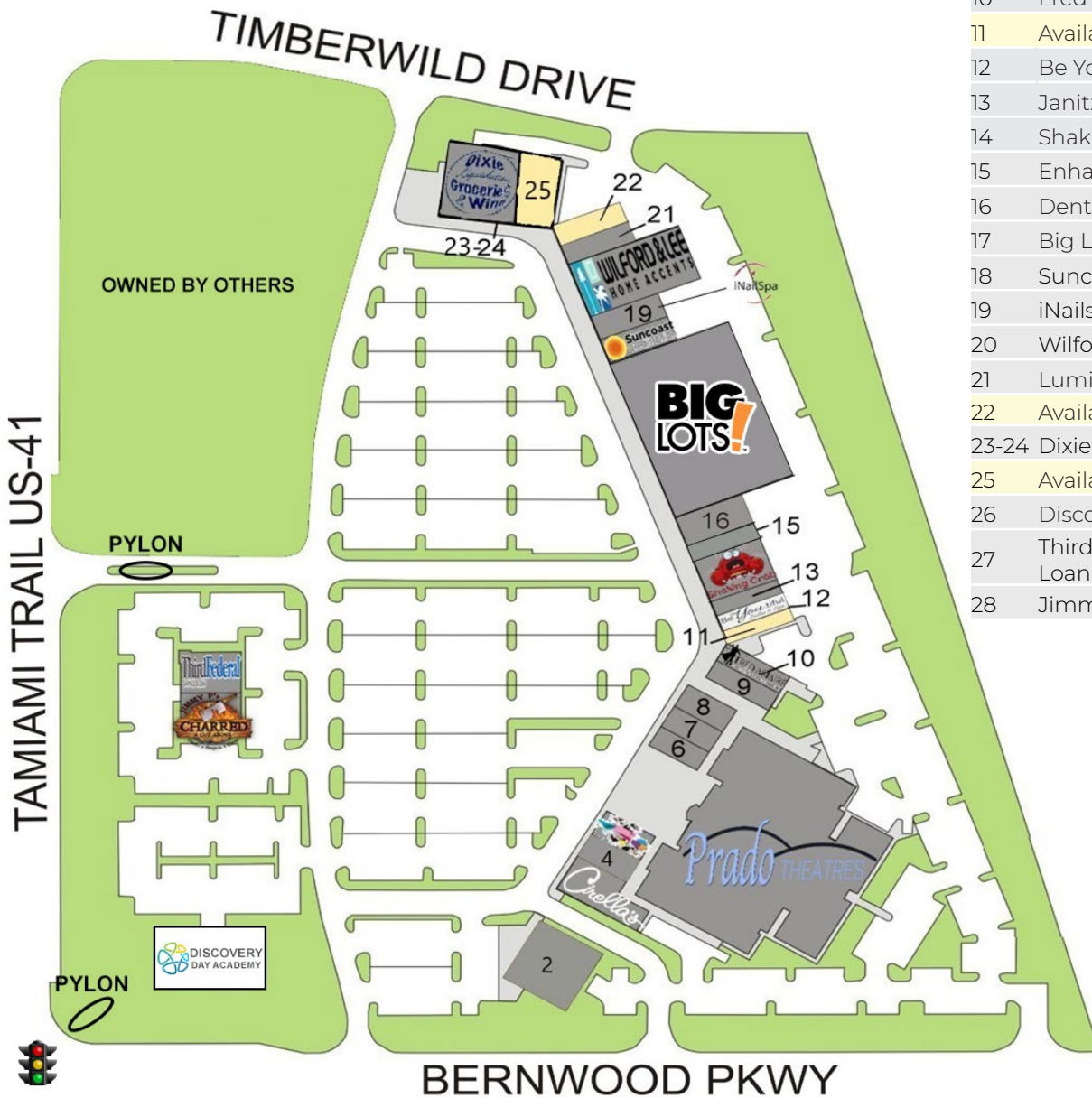
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SITE PLAN

Bay	Tenant	SF
01	Prado Stadium 12 Theater	44,288
02	Habaneros Mexican Restaurant	6,510
03	Cirella's Italian Bistro & Sushi Bar	4,170
04	Essential Skin Care	1,200
05	Tipsy Creamery	1,250
06	Gulf Coast Coin & Jewelry	1,850
07	El Basque Restaurant	1,200
08	TanyaFit	1,250
09	Bonita Vision Center	1,905
10	Fred Astaire Dance Studio	1,905
11	Available	1,200
12	Be You Tiful Salon & Spa	1,200
13	Janitz Enterprises	1,280
14	Shaking Crab	6,000
15	Enhanced Microblading	1,200
16	Dentist	2,400
17	Big Lots	28,000
18	Suncoast Credit Union	3,200
19	iNails & Spa	1,657
20	Wilford & Lee	8,970
21	Luminous Salon	1,934
22	Available	2,026
23-24	Dixie Groceries	7,087
25	Available	3,562
26	Discovery Day Academy	10,000
27	Third Federal Savings & Loan	4,232
28	Jimmy P's Charred	2,596



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CENTER PHOTOS



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MARKET AERIAL

