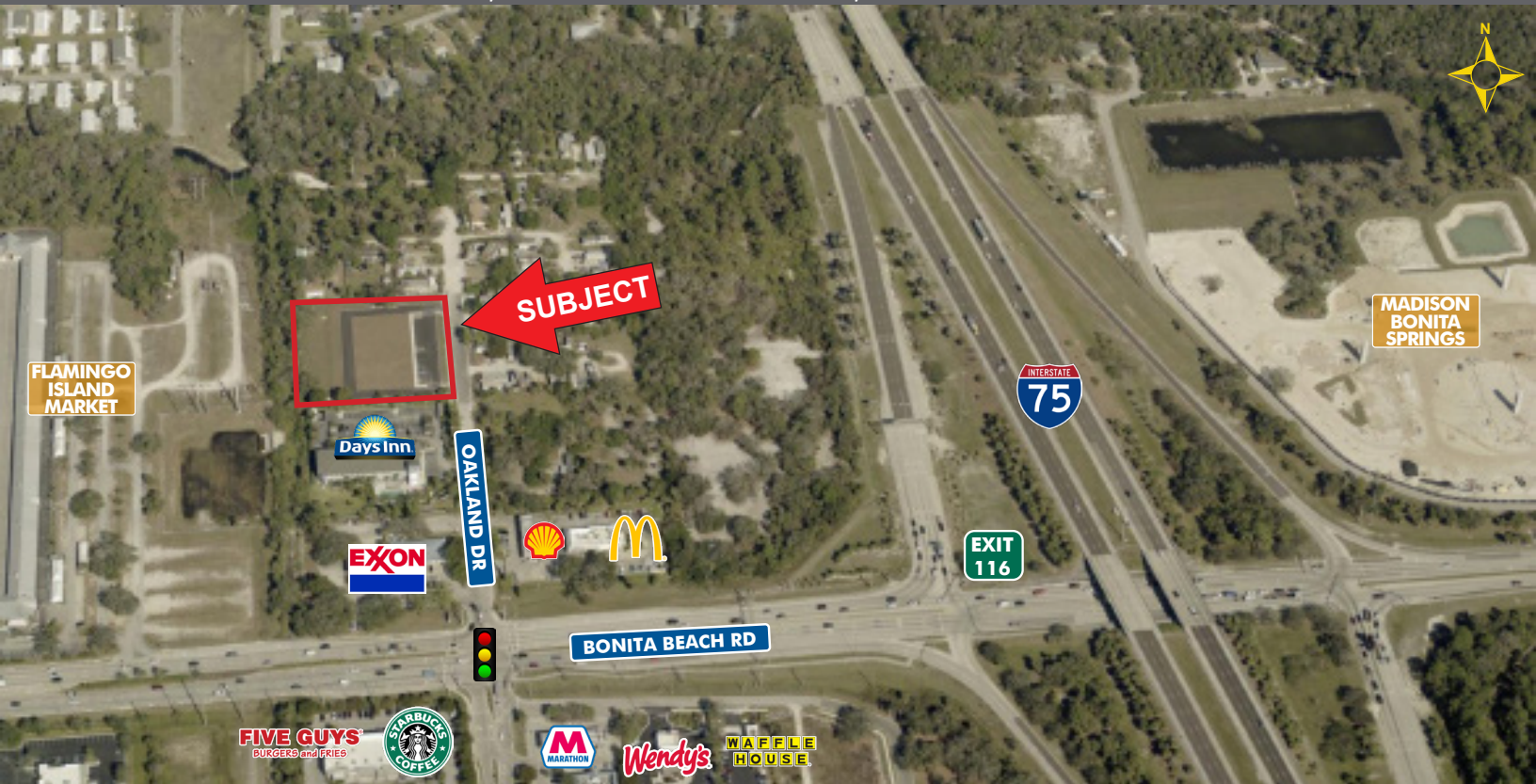


# OPEN STORAGE | 1.95 ACRES

## I-75 & BONITA BEACH RD | EXIT 116

## FOR LEASE

27971 OAKLAND DRIVE, BONITA SPRINGS, FL 34135



<b>LAND LEASE PRICE:</b>	\$13,750 Per Month NNN
<b>LAND SIZE:</b>	1.95± Acres
<b>SIGNALIZED ACCESS:</b>	Bonita Beach Road & Oakland Drive
<b>ZONING:</b>	Ordinance No. 23-04 Open Storage/25,000 SF Flex
<b>APPROVED D.O.:</b>	00523-105546
<b>COMP PLAN:</b>	Interchange Commercial
<b>FLOOD ZONE:</b>	AE-EL13
<b>UTILITIES:</b>	Water & Sewer: Bonita Springs Utilities
<b>RE TAXES:</b>	\$10,427 (2025)
<b>PARCEL ID:</b>	31-47-26-B4-00100.0050

This 1.95± acre site's zoning allows a multitude of uses: open storage, landscape crew staging, vehicle staging, light industrial uses, hotels, restaurants and more. Located just 2 minutes off of I-75 at Bonita Beach Road, Exit 116 provides easy access to Bonita Springs, Naples, and Fort Myers. The owner has completed \$1,200,000 in site improvements as stipulated in the zoning and development order, including paving a 300' extension of Oakland Drive with sidewalk, site clearing, fill, a prepared building pad, all retention, 8' high opaque perimeter fencing, two curb cuts with two 30' rolling gates, and landscape buffering. The site is fully improved and ready for occupancy.

### CONTACT

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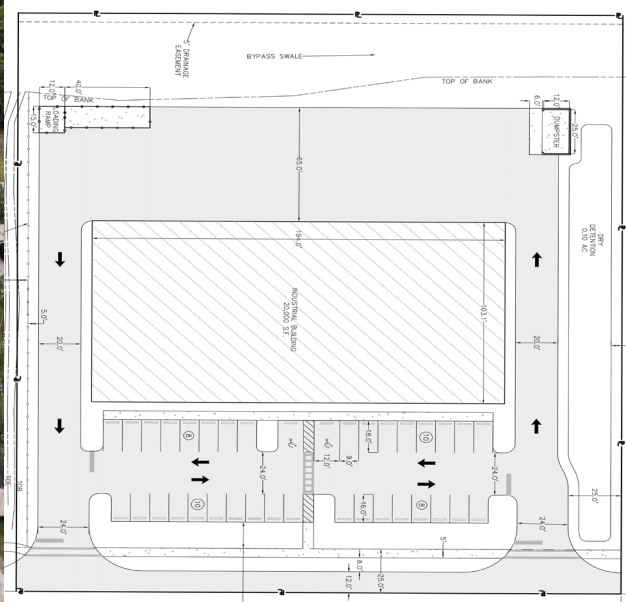
# OPEN STORAGE | 1.95 ACRES

## I-75 & BONITA BEACH RD | EXIT 116

## FOR LEASE

27971 OAKLAND DRIVE, BONITA SPRINGS, FL 34135

### SITE PLAN



### HIGHLIGHTS

- Exit 116 Bonita Beach Rd @ I-75
- Behind McDonalds, Shell, Exxon and Days Inn
- Quick access to Naples and Fort Myers from this site in Bonita Springs
- Owner will consider a build-to-suit for a national credit tenant
- Zoning permits hotels, restaurants, light industrial and open storage
- D.O. Improvements:
  - 300' Oakland Drive extension and sidewalk
  - Clear, Fill, Fence
  - 2 Curb Cuts
  - Excessive Buffering Building Pad Ready, All Retention In-place



### CONTACT

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### 2025 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
EST. POPULATION	4,857	41,629	97,716
EST. HOUSEHOLDS	1,988	17,882	46,471
EST. MEDIAN HOUSEHOLD INCOME	\$103,986	\$91,176	\$102,806
TRAFFIC COUNT (2024)	41,000 AADT (Bonita Beach Road)		

The information contained herein was obtained from sources believed reliable. CRE Consultants makes no guarantees, warranties or representations as to the completeness or accuracy thereof, and is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

10/29/25