



**FOR
LEASE**

RETAIL/OFFICE/
MEDICAL

PIAZZA DI BONITA

27180 BAY LANDING DRIVE

BONITA SPRINGS, FL 34135

SIZE: 3,617 & 3,661± SF
LEASE RATE: \$17.00 - \$20.00 PSF NNN
CAM: \$9.21 PSF
ZONING : CPD (Lee County)

PROPERTY HIGHLIGHTS

- Prime US 41 frontage with signage visibility to 51,500+ vehicles per day
- Ample on-site parking for tenants and customers
- Signalized access for easy ingress/egress
- Ideally positioned between Estero and Naples
- Surrounded by established and growing residential communities

AVAILABILITY

UNIT	5	7
SIZE (SF)	3,661	3,617
LEASE RATE (PSF)	\$17.00	\$20.00
MONTHLY BASE RENT	\$5,186.42	\$6,028.33
CAM (PSF)	\$9.21	\$9.21
MONTHLY CAM	\$2,809.82	\$2,776.05
TOTAL MONTHLY RENT	\$7,996.23	\$8,804.38

Please Contact:

Bill Young
Senior Vice President
239.402.3848
byoung@lee-associates.com

Biagio Bernardo
Senior Vice President
239.402.3847
bbernardo@lee-associates.com

All information provided regarding the property for sale or lease is deemed reliable, but no warranty or representation is made as to its accuracy. Information is subject to errors, omissions, changes in price, or other conditions prior to sale, lease, or withdrawal without notice. The broker assumes no liability of any kind. 7/7/26

PIAZZA DI BONITA

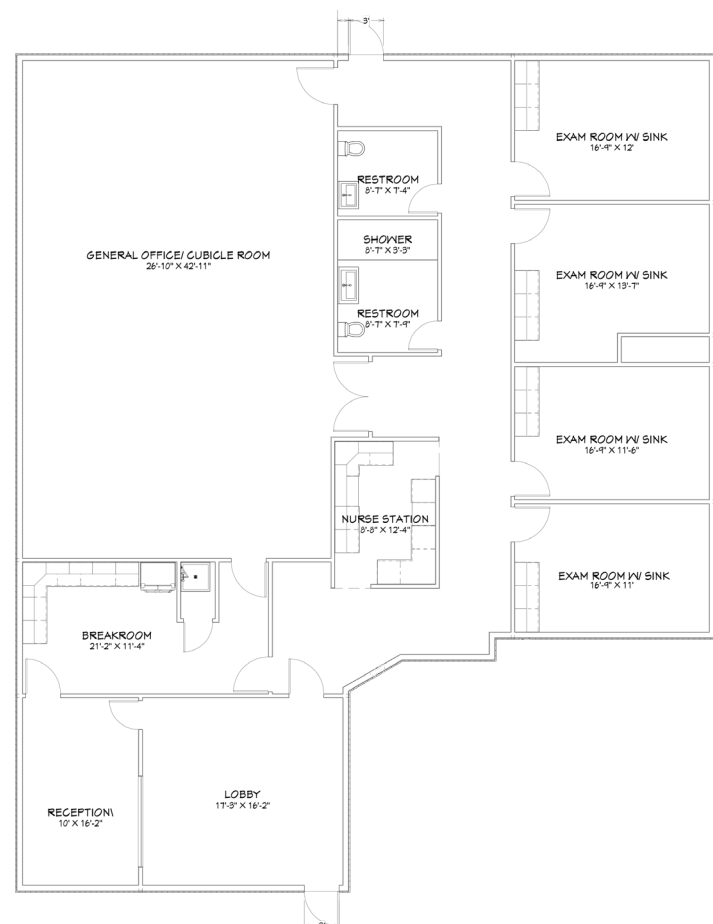
27180 BAY LANDING DRIVE

BONITA SPRINGS, FL 34135



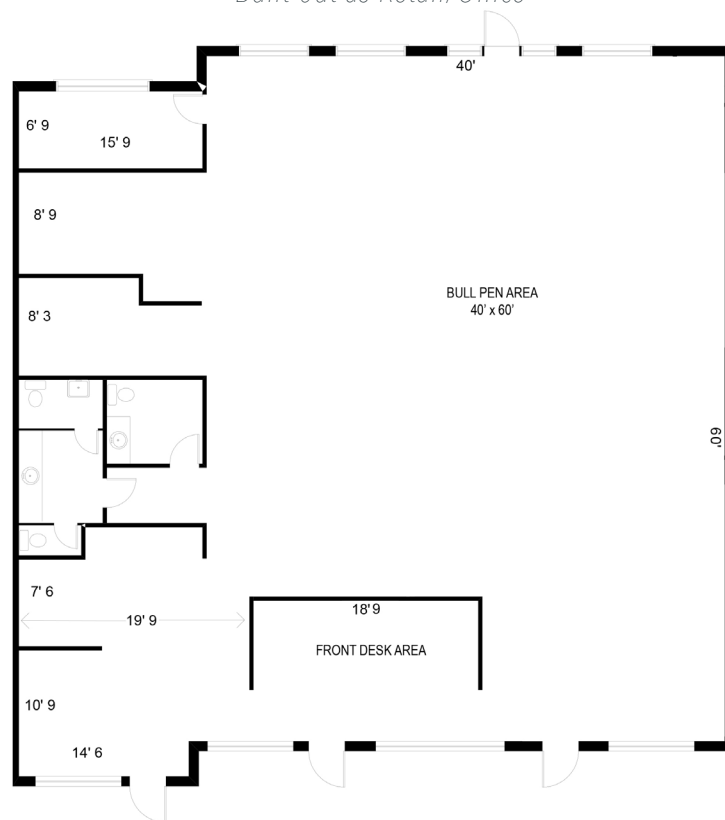
UNIT 7

3,617± SF
Built-out as Medical



UNIT 5

3,661± SF
Built-out as Retail/Office



LOCATION DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 POPULATION	4,611	46,068	80,511
HOUSEHOLDS	2,366	22,072	39,332
MEDIAN HOUSEHOLD INCOME	\$78,852	\$89,250	\$102,842
AVG. HOUSEHOLD INCOME	\$135,614	\$141,151	\$158,480

TRAFFIC COUNTS

2024	VOLUME (AADT)
S Tamiami Trail (US 41)	51,500
W Terry Street	10,400