



S. TAMiami TRAIL AADT 47,000

**LSI**  
COMPANIES

OFFERING MEMORANDUM  
**NORTH BAY VILLAGE**  
RETAIL / OFFICE SPACE AVAILABLE FOR LEASE

# PROPERTY SUMMARY

**Property Address:** 26381 S. Tamiami Trail,  
Bonita Springs, FL 34134

**County:** Lee

**Property Type:** Retail/Office

**Built:** 2004

**Building Size:** 54,694 Sq. Ft.

**Zoning:** North Bay Village CPD

**Available Space:** Unit 300: 10,352 Sq. Ft.

**STRAP Number:** 28-47-25-B2-05000-0010

LEASE RATE

**\$14.00 PSF NNN**

2024 Est. CAM: \$5.85 PSF

**LSI**  
COMPANIES

Land  
Solutions

LSI  
COMMERCIAL

Development  
Solutions

## SALES EXECUTIVES



**Laura Cari, CCIM**  
Senior Broker



**Alexis North, CCIM**  
Sales Associate



### DIRECT ALL OFFERS TO:

**Laura Cari, CCIM** - [lcari@lsicompanies.com](mailto:lcari@lsicompanies.com)  
**Alexis North, CCIM** - [anorth@lsicompanies.com](mailto:anorth@lsicompanies.com)  
**(239) 427-3400**

### OFFERING PROCESS

Offers should be sent via Letter of Intent to include, but not be limited to, lease rate and basic terms.

LSI Companies is pleased to present this premier opportunity to lease office or retail space in a bustling plaza offering ample parking and access to a signalized intersection. Centrally located just north of Bonita Beach Road across from Bonita Bay, a 3,200-unit residential community.

The site is well positioned with frontage on US-41 (Tamiami Trail), which is the main thoroughfare through Bonita Springs connecting Naples to Fort Myers.

Join other established users, including Bonefish Grill, Bonita Brunch, Edible Arrangements, Engel & Volkers, Keller Williams, Bonita Title, Woods, Weidenmiller, Michetti & Rudnick, Candy Lash Spa, and more!

Additional nearby retail includes The Promenade at Bonita Bay (Roy's, DeRomo's, The Center Bar, Royal Shell Real Estate), Bonita Bay Plaza (Publix, Rural King, Senior Tequila's), Bonita Commons (Figs Grille, Tennis Us Pickleball, Consign & Design) and Bay Landing (Fresh Market, HomeGoods, Starbucks, Tide).



### PROPERTY HIGHLIGHTS

- Centrally located between Naples & Fort Myers
- Elevator
- Units 200 & 300 have shared private entrance from the rest of the plaza

### APPROVED USES

- Professional Office
- Business Services (Groups I&II)
- Personal Services (Groups I&IV)
- Real Estate Office
- Recreational Facilities (Various Groups)
- Specialty Retail (Groups I&III)

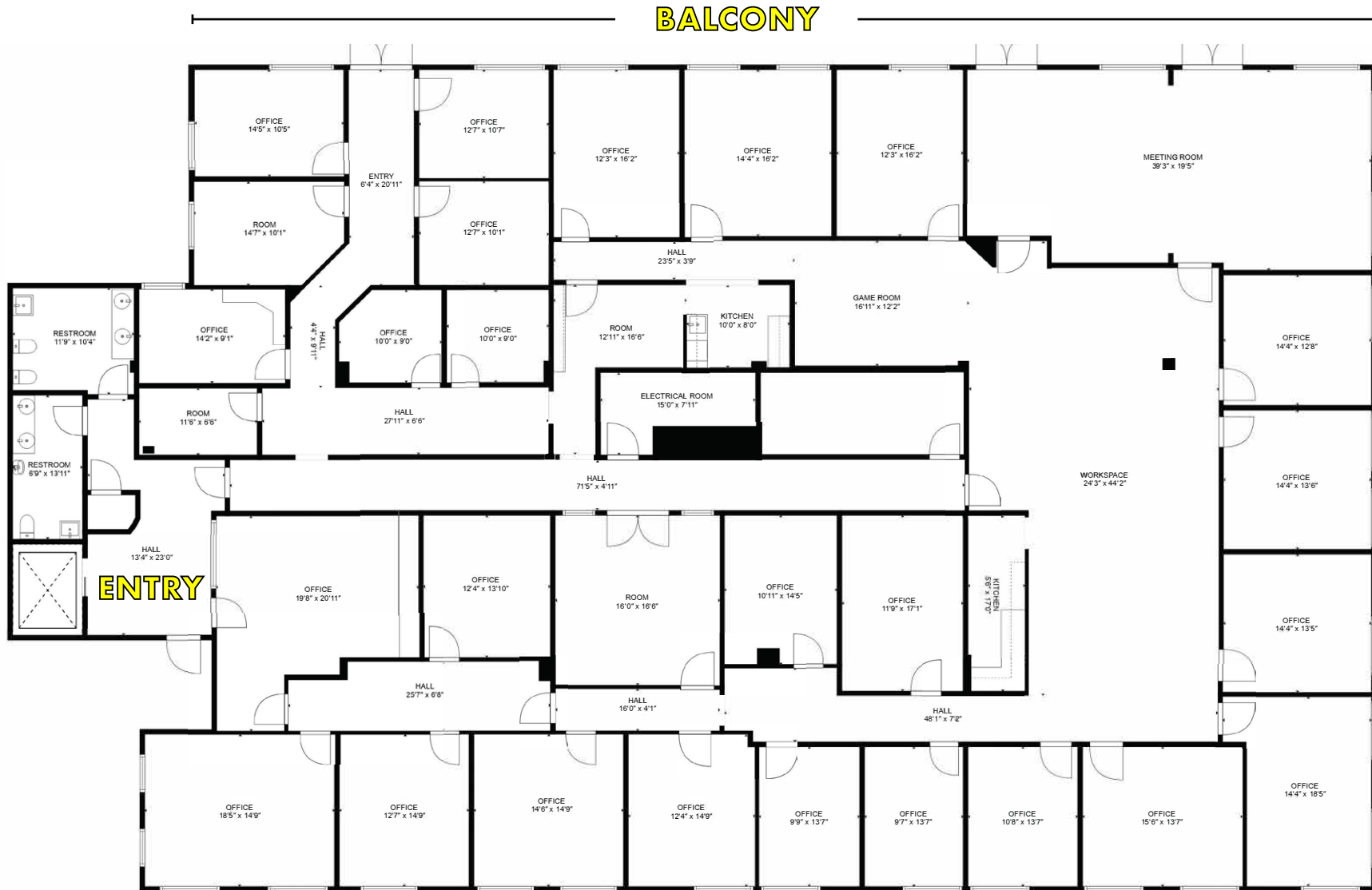


## UNIT 300 - FEATURES

- Full floor plate totaling 10,352± Sq. Ft.
- Fully built-out office space
- Twenty-eight private offices
- Private 3rd floor restrooms
- One in-suite kitchen
- Conference rooms
- Cubicle & co-working stations
- Game room area
- Exclusive balcony  
*(length of north side of the space)*
- Potential to demise the suite and accommodate a second user



# UNIT 300 - FLOOR PLAN



## UNIT 300 - INTERIOR



## UNIT LEASE RATE

Lease Rate	Per. Sq. Ft.	Per Month
BASE RENT	\$14.00	\$12,077.33
CAM (2024)	\$5.85	\$5,046.60
<b>Subtotal</b>		<b>\$17,123.93</b>
SALES TAX	2.5%	\$428.10
<b>Total Monthly</b>		<b>\$17,552.03</b>





# PROPERTY AERIAL



Publix

EST'D 1960  
RURAL KING

BONITA BRUNCH

edible arrangements

BONEFISH GRILL

BONITA BAY CLUB

N. BAY VILLAGE DR.

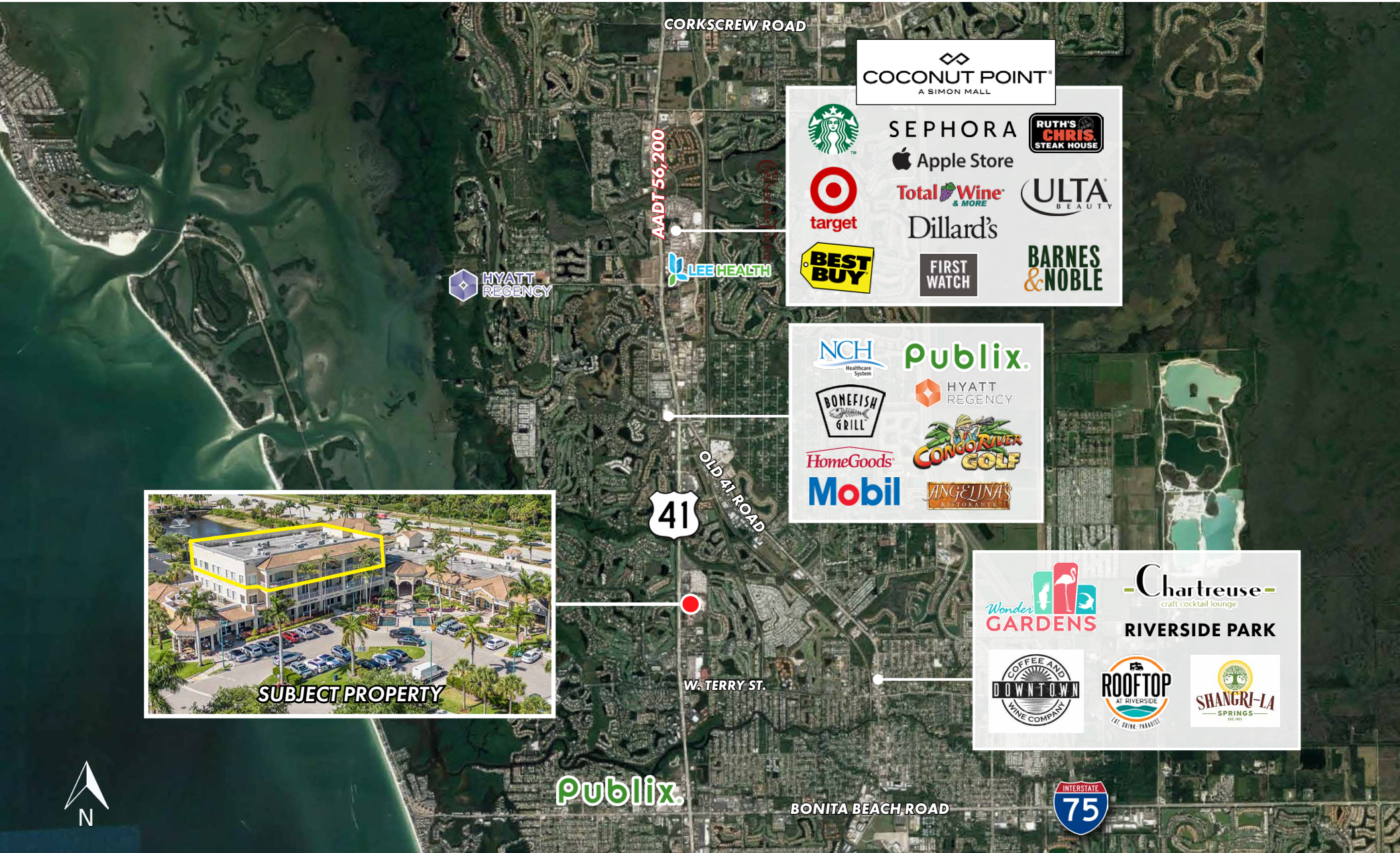
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41

LIME TREE PARK DR.



# RETAIL MAP



**COCONUT POINT™**  
A SIMON MALL

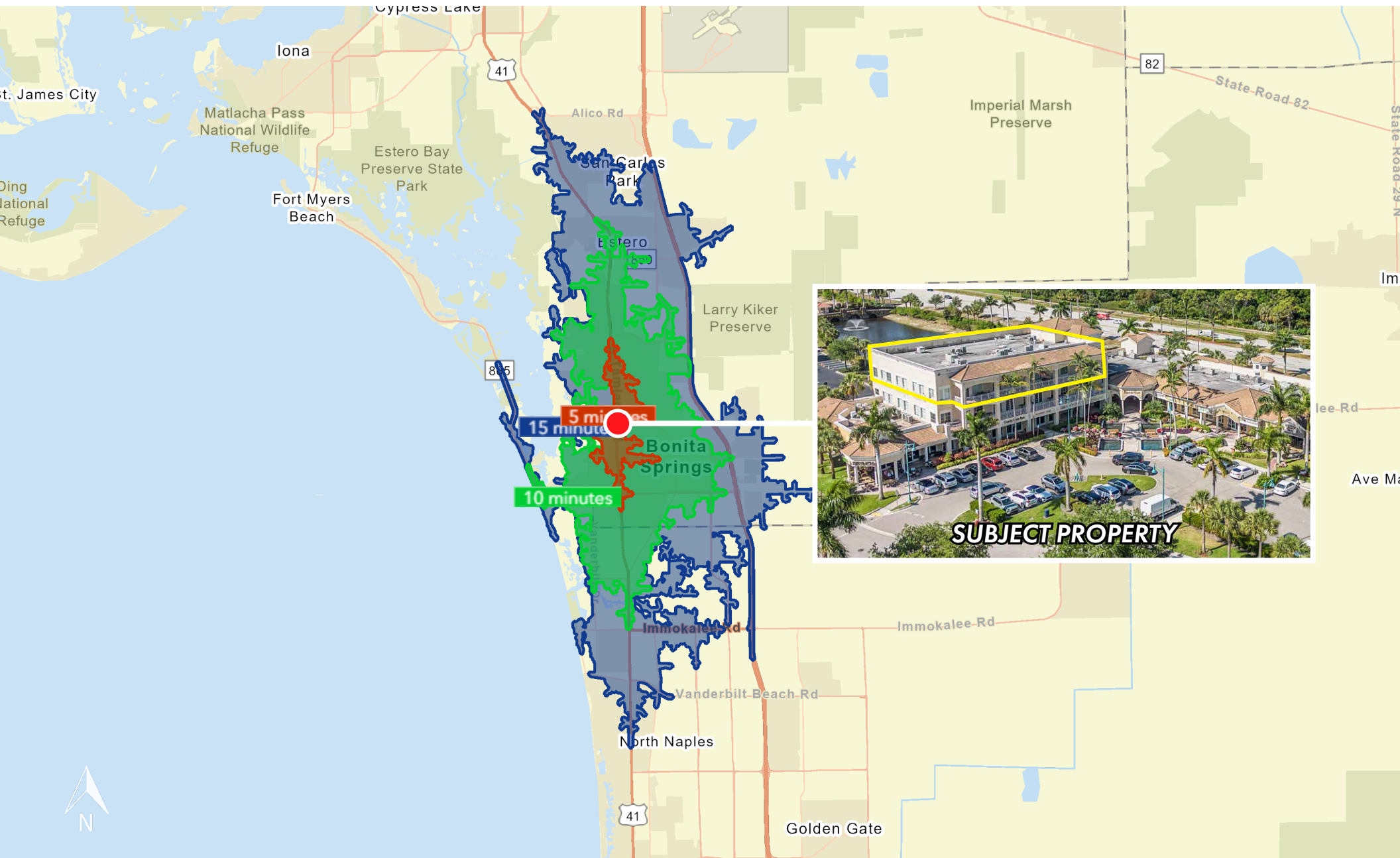
- Starbucks
- SEPHORA
- RUTH'S CHRIS STEAK HOUSE
- Apple Store
- target
- Total Wine & MORE
- ULTA BEAUTY
- Dillard's
- BEST BUY
- FIRST WATCH
- BARNES & NOBLE

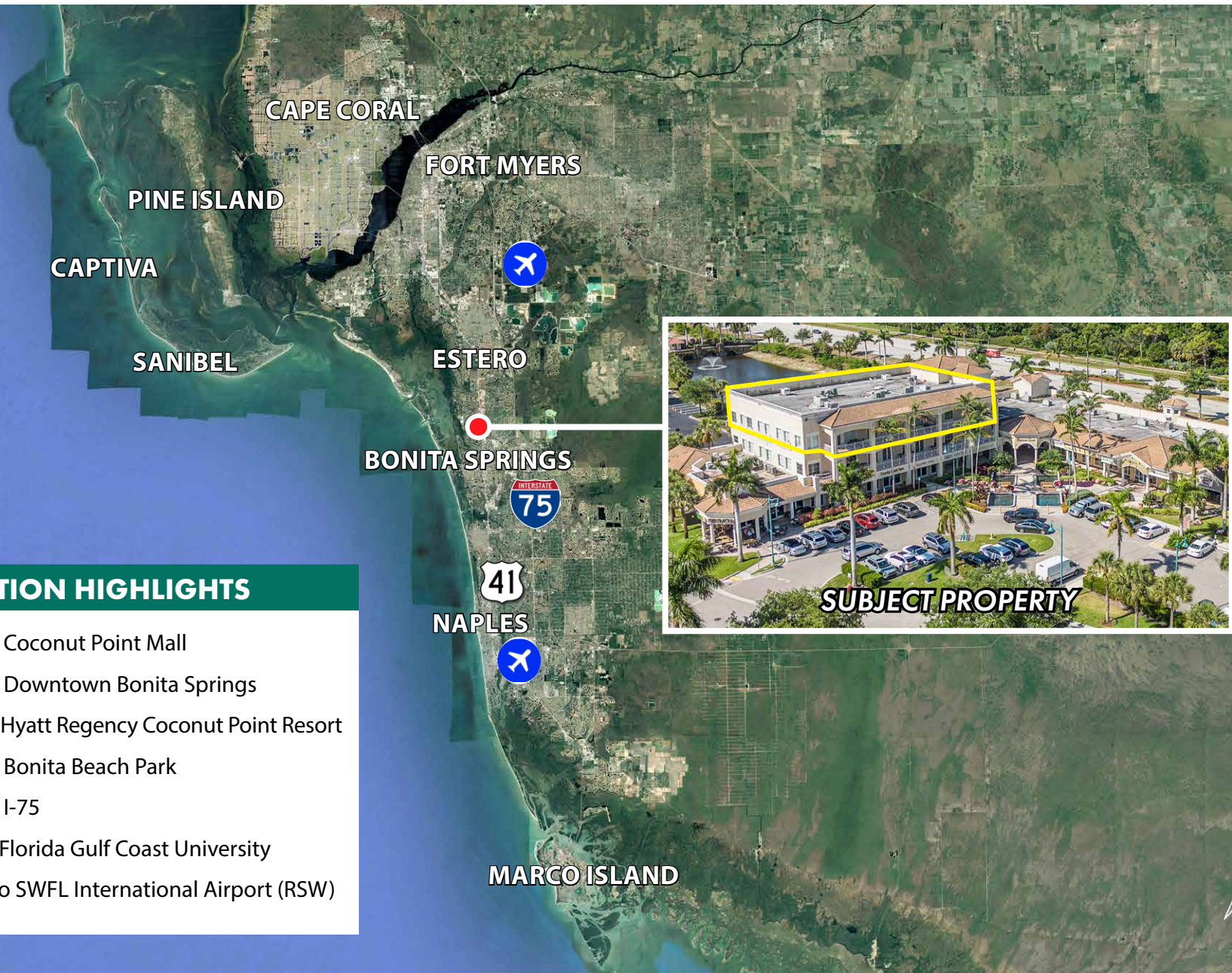
- NCH Healthcare System
- Publix
- BONEFISH GRILL
- HYATT REGENCY
- HomeGoods
- CONGO RIVER GOLF
- Mobil
- ANGELINA'S RESTAURANT

- Wonder GARDENS
- Chartreuse - craft cocktail lounge
- RIVERSIDE PARK
- COFFEE AND DOWNTOWN WINE COMPANY
- ROOFTOP AT RIVERSIDE
- SHANGRI-LA SPRINGS



# DRIVE TIME MAP





## LOCATION HIGHLIGHTS

- 3.2± miles to Coconut Point Mall
- 3.4± miles to Downtown Bonita Springs
- 4.7± miles to Hyatt Regency Coconut Point Resort
- 4.7± miles to Bonita Beach Park
- 5.3± miles to I-75
- 11± miles to Florida Gulf Coast University
- 15.6± miles to SWFL International Airport (RSW)



# LSI COMPANIES

[www.lsicompanies.com](http://www.lsicompanies.com)

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