

CBRE

27459 OLD 41 ROAD

22,644 SF
FOR LEASE



HoneyHole
DOWNTOWN

PATRICK FRALEY, CCIM



239-944-6449

FLOORPLAN

22,644 SF

BASE RENT | \$38 PSF

PERCENTAGE RATE | 7.75% OVER \$11,102,864.50.

The Venue

- 22,644 SF total building — a major destination
- Located at the corner of Old 41 Road & Felts Avenue in Bonita -Springs, with roundabout access.

Live Music & Entertainment

- Massive Main Dining/Music Area with 480 seats
- Dedicated Sound Stage (1,200 SF) with a Green Room (600 SF) for artists.
- Elevated VIP Seating (2 sections, 16 seats each)
- Two full bars — each seating 40 guests

Food & Drink

- Full-service kitchen with dedicated coolers, freezer & dry storage
- Wine Tasting Room (400 SF) + Wine Storage
- Sweets Shop (1,000 SF)
- Health Shop (900 SF)

Shopping & Extras

- Multiple retail shops (950 SF + two 400 SF shops)
- Artist Studio (200 SF) — great for a “local art” angle
- Entry/Merchandise area (1,000 SF)

Family Friendly

- Dedicated Kid's Zone

For Vendors/Tenants

- 6,305 SF of gross retail space available
- Service yard with screen wall for operations



DOWNTOWN BONITA SPRINGS



MAJOR PUBLIC INVESTMENTS

Over the past two decades, Downtown Bonita Springs has benefited from significant public investment, laying the groundwork for substantial revitalization.

More than \$25M invested in upgrades to streets, sidewalks, parking, and water management infrastructure

Development of Riverside Park, anchored by the renovated Liles Hotel and surrounding artistic cottages

Transformation of a former softball field into Bandshell Park, now a central hub for community events and programming

New Code Enabling Downtown Development

In the last two decades, there has been substantial investment into the downtown area, setting the stage for major revitalization.

Form based code passed in Nov. 2020, representing the same proven code used in areas such as downtown naples, and downtown fort myers. The new form code prescribes minimal setbacks (as little as zero feet) and welcoming to walkers-by.

The code was written by world renowned urban planning firm DPZ Co-Design. Similar DPZ codes have been used to successfully transform communities such as:

- Miami Desgin District, Miami FL
- Fifth Avenue South, Naples FL
- Liberty Harbor North, Jersey City NJ
- Post Riverside, Atlanta GA
- Each Beach, Norfolk VA
- Downtown Fort Myers, FL
- Seaside, FL
- Playa Vista, Los Angeles CA
- Rosemary Beach, FL
- Reinvent Phoenix, Phoenix AZ

Exceptionally Strong Demographics

Profound Transformation Underway



AREA DEMOGRAPHICS



\$156,252
Avg HH Income



94,390
Total Population

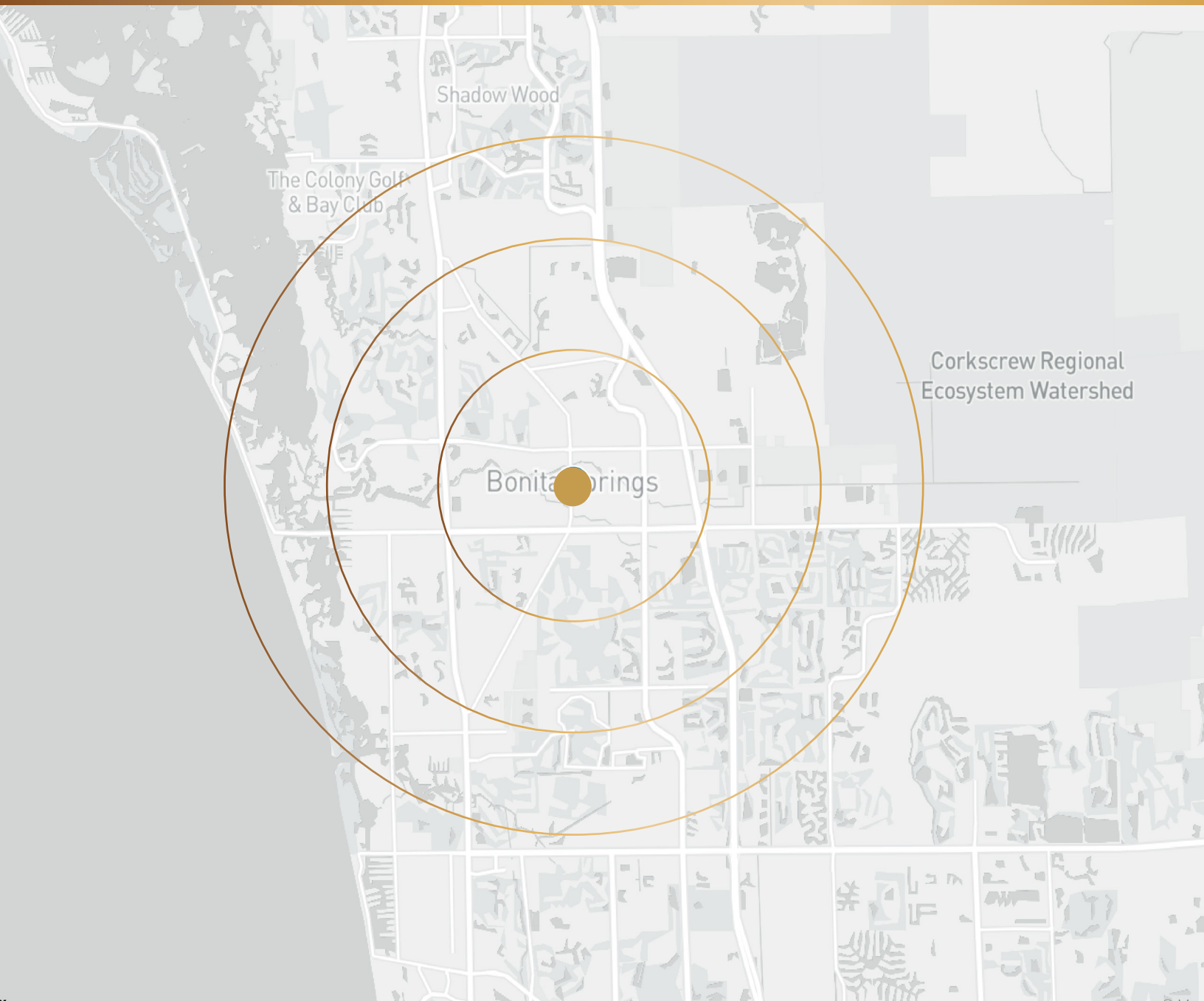


112,027
Daytime Population



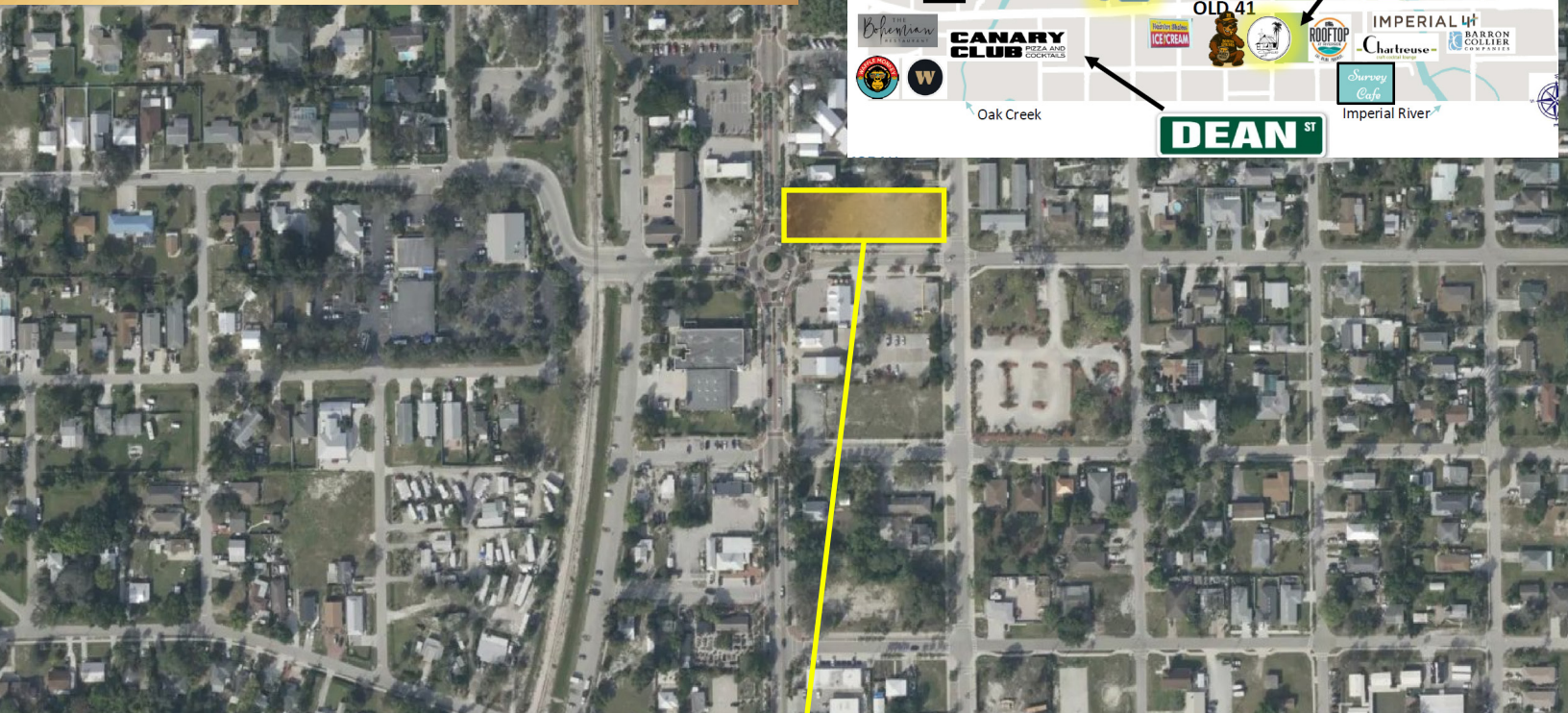
45,694
of Homes

5 Miles



HONEY HOLE DOWNTOWN

27459 OLD 41 ROAD, NAPLES FL



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