

# 4794 & 4836

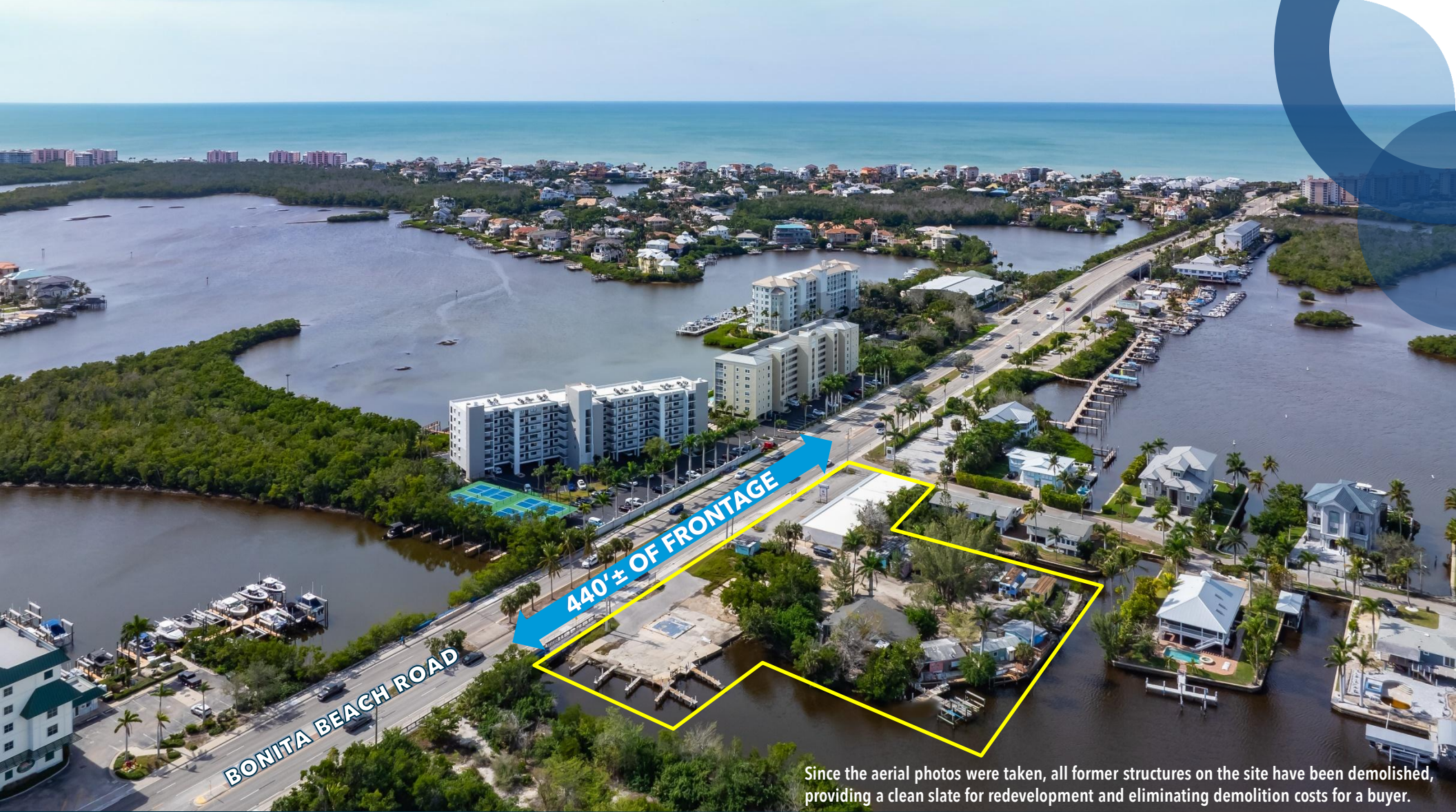
## BONITA BEACH ROAD SW & 27702 SIMMONS LANE

BONITA SPRINGS, FL 34134



Since the aerial photos were taken, all former structures on the site have been demolished





Since the aerial photos were taken, all former structures on the site have been demolished, providing a clean slate for redevelopment and eliminating demolition costs for a buyer.

#### EXCLUSIVE LISTING AGENTS:

##### **BILL YOUNG**

Senior Vice President

**239.402.3848**

[byoung@lee-associates.com](mailto:byoung@lee-associates.com)

##### **BIAGIO BERNARDO**

Senior Vice President

**239.402.3847**

[bbernardo@lee-associates.com](mailto:bbernardo@lee-associates.com)

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



# TABLE OF CONTENTS

Executive Summary

Property Information

Aerial Views

Surveys

Comparable Sales

Area Demographics

Company Profile

Confidentiality



Since the aerial photos were taken, all former structures on the site have been demolished



# EXECUTIVE SUMMARY

**Lee and Associates | Naples-Fort Myers** is pleased to present this redevelopment opportunity to acquire 2.05± acres of waterfront land in beautiful Southwest Florida. The asset is located directly on Bonita Beach Road in Bonita Springs, Florida, just minutes from the Gulf of Mexico and Bonita Beach. The property consists of three adjacent parcels with both waterfront and road frontage, offering strong visibility and accessibility. All former structures have been demolished, delivering a clean site for redevelopment and saving a buyer significant demolition costs. This is a rare, one-of-a-kind opportunity to redevelop a waterfront property in one of Southwest Florida's most desirable coastal markets.

## OFFERING HIGHLIGHTS

- 2.05± Acres of Waterfront Property, Surrounded on Three (3) Sides
- All structures cleared - site delivered clean, no demolition costs for buyer
- Lee County Zoning: C-1 and CM (Commercial Marina)
- Proposed Uses: Commercial, Multifamily, Single-Family
- 440'± of Road Frontage on Bonita Beach Road SW
- 45' Max Building Height (Higher with Approved MPD - Mixed Planned Development)
- Water, Sewer, and Electric On Site
- Submerged Land Leases Available Through the State for Boat Docks

## PROPERTY INFORMATION

**4794 & 4836 Bonita Beach Road**  
**27702 Simmons Lane**  
Bonita Springs, Florida 34134

LOCATION



**\$4.99M**

PRICE



**2.05± ACRES**

SIZE



**C-1/CM**

ZONING



# PROPERTY INFORMATION

SITE ADDRESS: 1. 4836 BONITA BEACH ROAD, BONITA SPRINGS, FL  
2. 27702 SIMMONS LANE, BONITA SPRINGS, FL  
3. 4794 BONITA BEACH ROAD, BONITA SPRINGS, FL

STRAP NUMBERS: 1. 32-47-25-B4-00058.0010  
2. 32-47-25-B4-00058.0000  
3. 32-47-25-B4-00057.0000

IMPROVEMENT TYPE: PREVIOUSLY IMPROVED LAND

NUMBER OF PARCELS: THREE (3)

LAND AREA: 2.05± ACRES

FRONTAGE : 440'± ON BONITA BEACH ROAD

FLOOD ZONE: AE

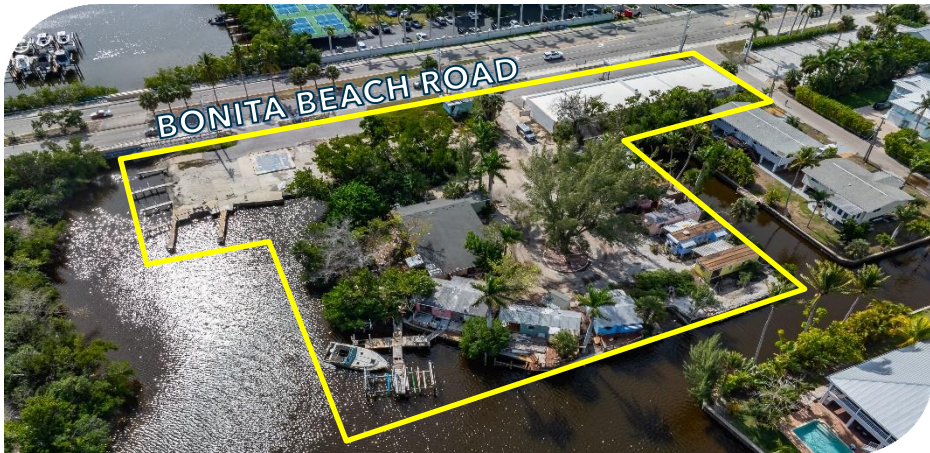
ZONING: C1-COMMERCIAL AND CM-MARINE COMMERCIAL

UTILITIES: AVAILABLE TO SITE

MUNICIPALITY : CITY OF BONITA SPRINGS

TRAFFIC COUNTS 27,000 AADT (FDOT 2024)

Please Note: Since these aerial photos were taken, all former structures have been demolished. The site is now delivered clean and ready for redevelopment.





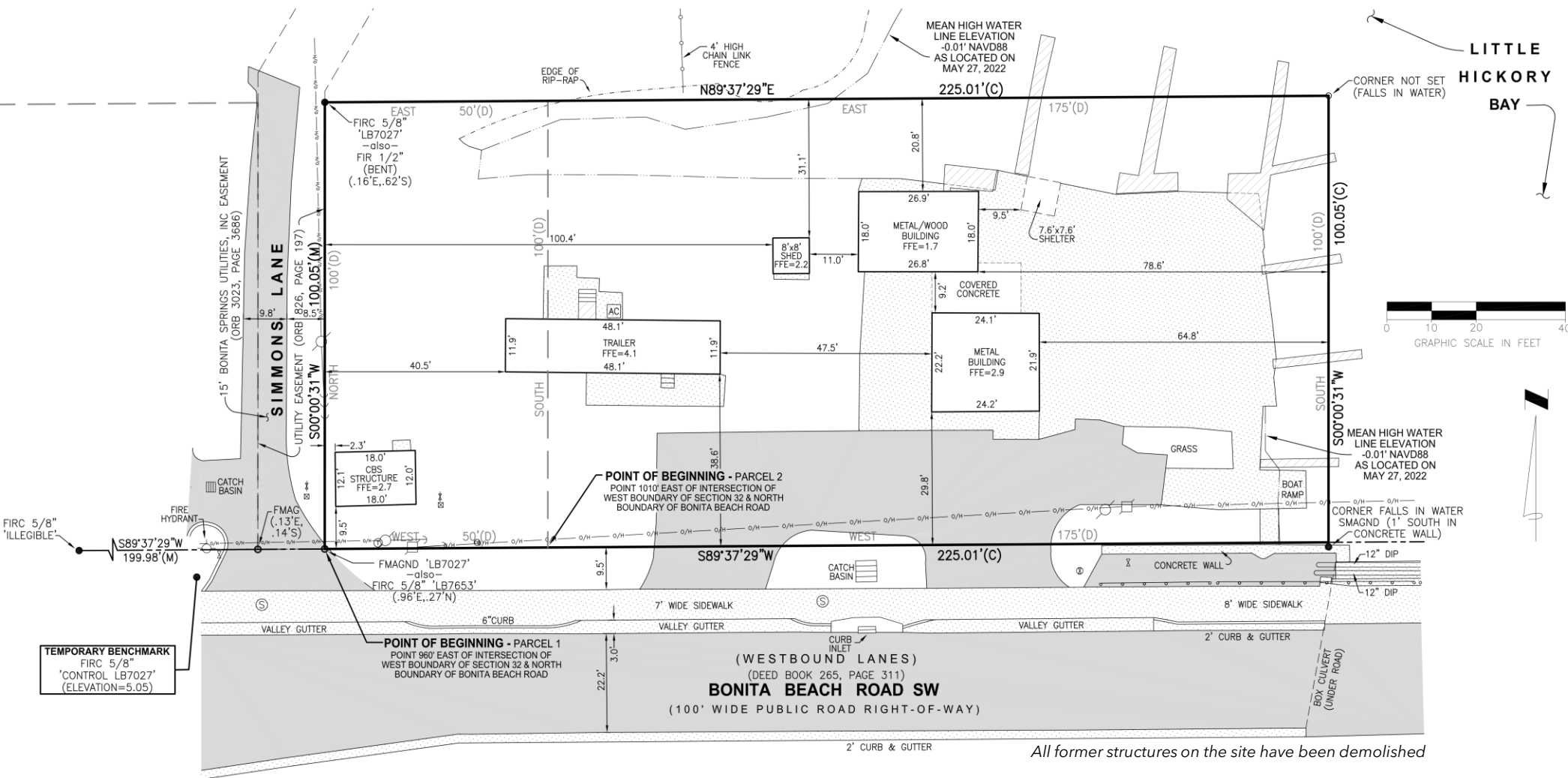
# AERIAL VIEWS

Since the aerial photos were taken, all former structures on the site have been demolished, providing a clean slate for redevelopment and eliminating demolition costs for a buyer.

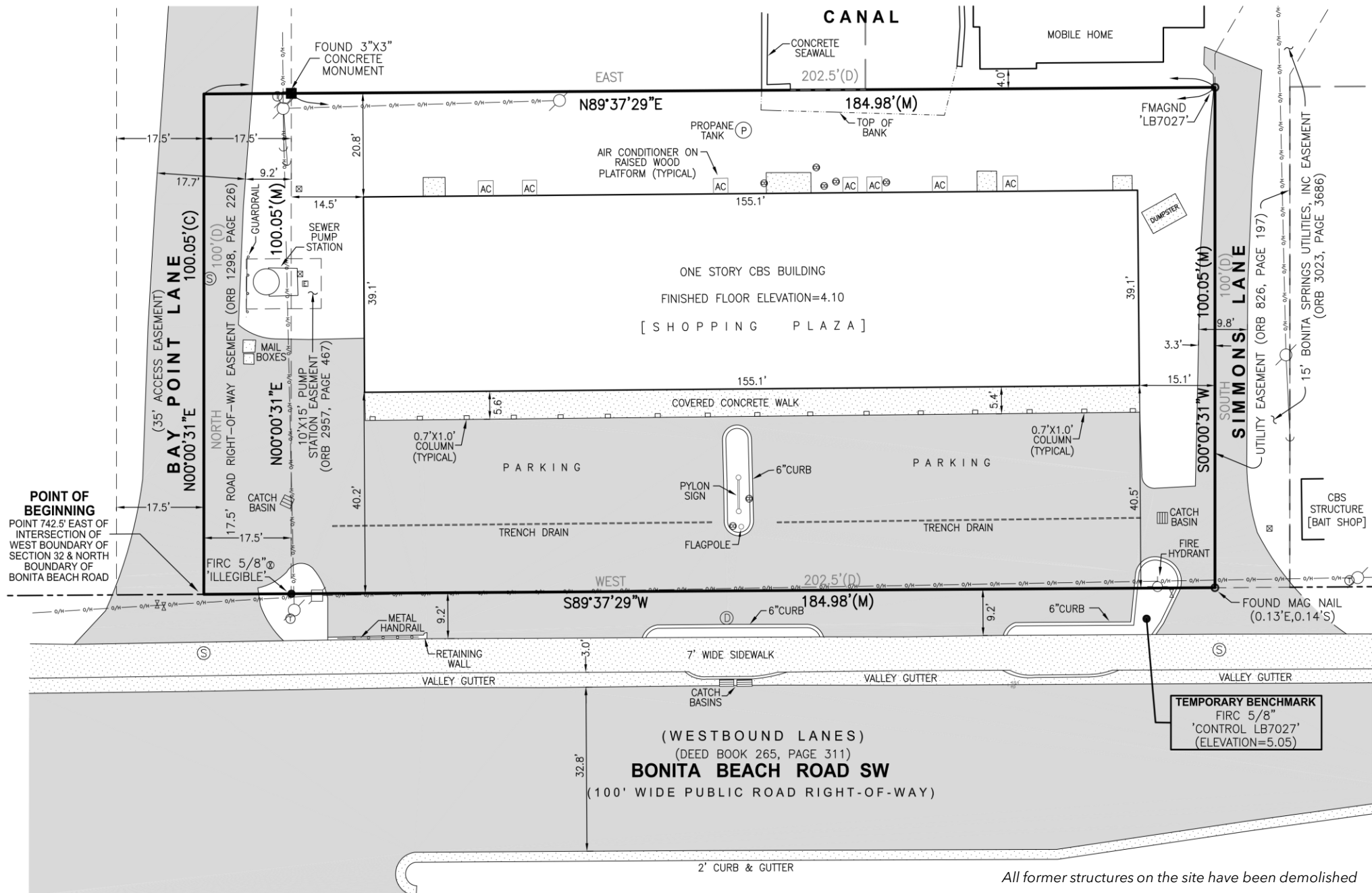




# SURVEY 4794 BONITA BEACH RD SW

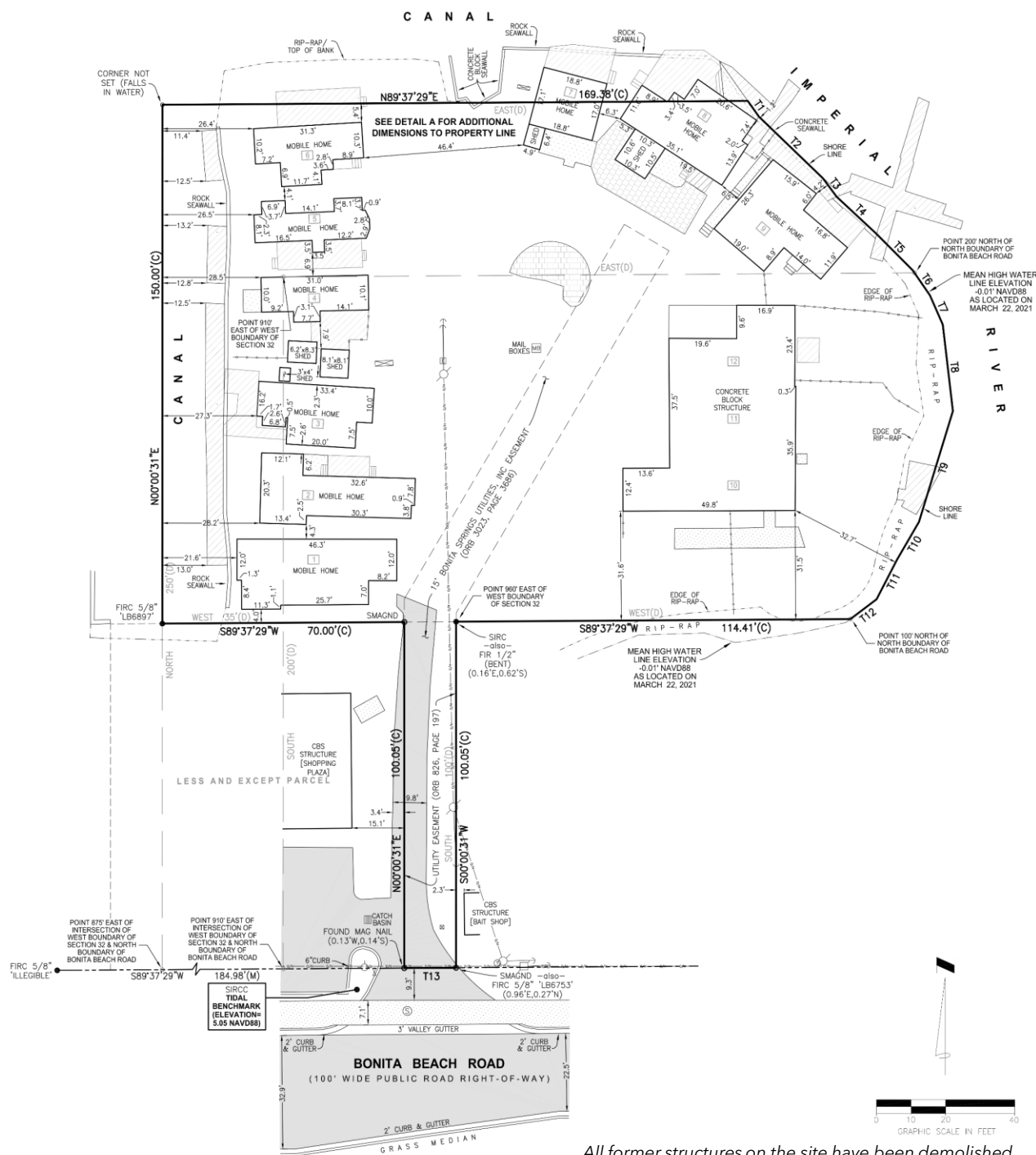


# SURVEY 4836 BONITA BEACH RD SW






# SURVEY 27702 SIMMONS LANE



All former structures on the site have been demolished



# COMPARABLE SALES

#	ADDRESS	CITY	TYPE	BUILDING SIZE (SF)	SALE DATE	SALE PRICE	PRICE/SF LAND \$	PRICE/ACRE LAND \$	LAND AREA (ACRE)	ZONING
1	 26301 Hickory Blvd.	Bonita Springs	Land	N/A	02/29/2024	\$7,850,000	\$136.52	\$5,946,990	1.32	C
2	 5100 Bayshore Blvd.	Estero	Land	N/A	01/16/2024	\$33,500,000	\$142.68	\$6,215,234	5.39	RPD
3	 3001 Estero Blvd.	Fort Myers Beach	Land	RV Park	09/19/2023	\$52,000,000	\$119.98	\$5,226,131	9.95	VD
4	 4570 Bonita Beach Rd.	Bonita Springs	Land	N/A	3/6/2023	\$2,600,000	\$39.79	\$1,733,333	1.50	C-1
5	 26105 Hickory Blvd.	Bonita Springs	Retail	2,925	1/10/2023	\$5,995,000	\$530.06	\$23,089,496	0.26	C-1
6	 26201 Hickory Blvd.	Bonita Springs	Office	6,494	3/14/2022	\$2,999,000	\$81.96	\$3,570,277	0.84	CC



# AREA DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES	HOUSEHOLDS	1 MILE	3 MILES	5 MILES	INCOME	1 MILE	3 MILES	5 MILES
2025 Population	3,399	25,941	69,467	2025 Households	1,825	13,945	33,965	Median Household Income	\$116,325	\$102,985	\$100,629
2030 Population Projection	3,504	27,200	73,013	2030 Household Projection	1,911	14,889	36,386	Avg. Household Income	\$182,070	\$159,942	\$156,989
Median Age	63.5	68.7	63.1	Avg. Household Size	1.85	1.82	2.02	2025-2030 Med. HH Trend	3.02%	2.24%	2.32%



Since the aerial photos were taken, all former structures on the site have been demolished



# THE LEE ADVANTAGE

LEE & ASSOCIATES IS THE LARGEST BROKER-OWNED COMMERCIAL REAL ESTATE FIRM IN NORTH AMERICA, AND ONE OF THE FASTEST GROWING!

Since 1979, Lee & Associates has reimagined the way that commercial real estate companies should be structured. Each Lee & Associates office is owned and operated by its professionals. As shareholders of the company, this separates us from our competition and creates one common goal; to provide seamless, consistent execution and value-driven market-to-market services to our clients.

Every Lee & Associates office delivers world-class service to an array of regional, national, and international clients - from small businesses and local investors to major corporate users and institutional investors.

## ● WEST

CA, Central California  
CA, City of Industry  
CA, Irvine  
CA, Long Beach  
CA, Los Angeles - Antelope Valley  
CA, Los Angeles - Calabasas  
CA, Los Angeles - Commerce  
CA, Los Angeles - Downtown  
CA, Los Angeles - ISG  
CA, Los Angeles - Long Beach  
CA, Los Angeles - Pasadena  
CA, Los Angeles - Sherman Oaks  
CA, Los Angeles - Ventura County  
CA, Los Angeles - West  
CA, Los Olivos  
CA, Newport Beach  
CA, Oakland  
CA, Ontario  
CA, Orange  
CA, Palm Desert  
CA, Pleasanton  
CA, Riverside

CA, San Diego

CA, San Diego - North

CA, San Francisco

CA, San Luis Obispo

CA, Santa Barbara

CA, Stockton

CA, Temecula Valley

CA, Victorville

CA, Walnut Creek

ID, Boise

NV, Las Vegas

NV, Reno

WA, Bellevue

WA, Seattle

WA, Tacoma

## ● SOUTHWEST

AZ, Phoenix

CO, Denver

TX, Austin

TX, Dallas

TX, Houston

## ● MIDWEST

IN, Indianapolis

IL, Chicago

KS, Kansas City

OH, Cincinnati

OH, Cleveland

OH, Columbus

MI, Southfield

MN, Twin Cities

MO, St. Louis

NE, Lincoln

NE, Omaha

WI, Madison

## ● NORTHEAST

DC, Washington

MA, Boston

MD, Chesapeake Region

NY, Long Island / Queens

NY, New York City

NJ, Edison

NJ, Elmwood Park

NJ, Whippany

PA, Mechanicsburg

PA, Pittsburgh

PA, Plymouth Meeting

## ● SOUTH

FL, Deerfield Beach

FL, Fort Myers

FL, Miami

FL, Naples

FL, Orlando

FL, Tampa Bay

GA, Atlanta

LA, Baton Rouge

LA, Lafayette

TN, Nashville

NC, Charlotte

NC, Raleigh

NC, Wilmington

SC, Charleston

SC, Greenville

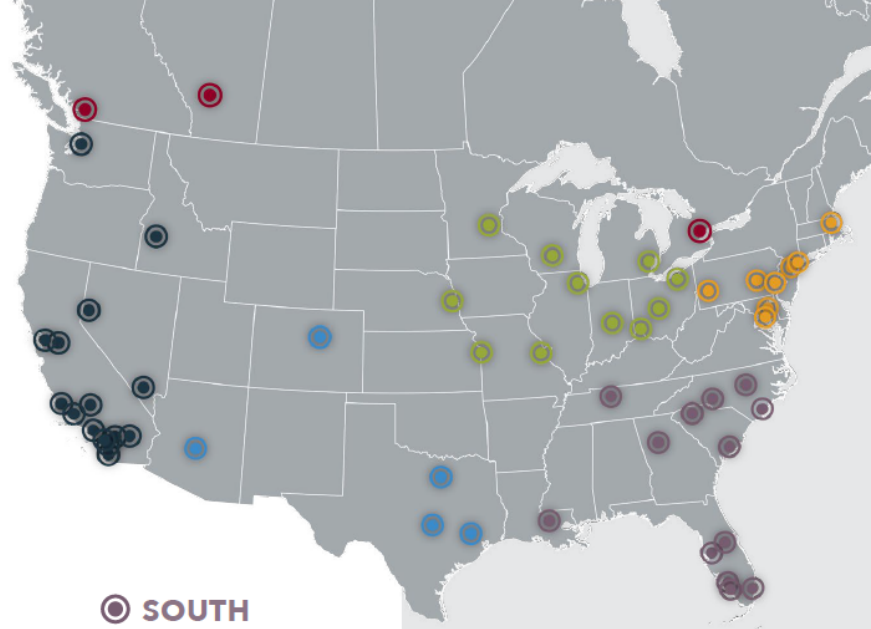
SC, Spartanburg

## ● CANADA

AB, Calgary

BC, Vancouver

ON, Toronto



# 2+

## BILLION

IN BROKERED SALE &  
LEASE SF OVER 5 YEARS

# \$120+

## BILLION

IN TRANSACTION  
VOLUME OVER 5 YEARS

# 1,750

## PROFESSIONALS

AND GROWING  
INTERNATIONALLY



# LEE & ASSOCIATES INVESTMENT SERVICES

## ABOUT INVESTMENT SERVICES

The Investment Services group is an investment sales and capital markets division of Lee & Associates Commercial Real Estate Services. We serve and advise private and institutional real estate investors, as well as developers in the marketing, sale, and financing of private, institutional, and middle-market real estate assets.

Our platform maximizes options for our clients by providing end-to-end investment services from sales and financing to research and investment strategy. Strategically located with offices across North America, Lee & Associates is a rapidly growing firm with broad market coverage across the United States and Canada.

Here at Lee & Associates, our comprehensive investor platform is put to work for you. Our extensive market knowledge gives our clients the confidence to make successful decisions, no matter where you are in the investment life cycle. Our experience selling everything from multi-tenant & single-user income-producing properties to raw land in primary through tertiary markets gives us the knowledge and expertise to achieve optimal results for all of our customers and clients. Our marketing of properties is more than that; we create a customized marketing strategy for each property represented by our skilled brokers.

As a strategic partner in disposition and acquisition services, we dedicate time to make our clients' transactional goals ours. We understand the qualities that make a property or portfolio an attractive, marketable asset and maximize its value, ensuring we effectively capture a property's unique value and positioning. Founded on intensive market analysis and investor intelligence, our facilitation of the sale or acquisition of investment properties ensures optimum price and certainty of closing. During our 40-year tenure, we have represented every kind of investor, including developers, private investors, REITs, institutional firms, and private equity funds.



## BROKERAGE SERVICES

*Healthcare*

*Hotels*

*Industrial*

*Logistics & Supply Chain*

*Land*

*Multifamily*

*Office*

*Retail*

*Self-Storage*

*Senior Housing*

## ADVISORY SERVICES

*Portfolio Planning*

*Exclusive Sale Representation*

*Strategic Analysis*

*Underwriting & Pricing*

*Acquisition Analysis*

*Research*





This Offering Memorandum ("OM") contains information regarding the property located at 4794 & 4836 Bonita Beach Road SW and 27702 Simmons Lane, Bonita Springs, FL 34134 (the "Property"). It has been prepared by Lee & Associates | Naples-Fort Myers for informational purposes only and is intended solely as a general overview for prospective purchasers or tenants.

All information contained herein has been obtained from sources believed to be reliable; however, Lee & Associates has not independently verified such information and makes no representations, guarantees, or warranties, express or implied, as to its accuracy, completeness, condition, suitability, or financial performance. This includes, but is not limited to, any implied warranties of fitness for a particular purpose or future performance.

Recipients are solely responsible for verifying all information and conducting their own independent due diligence, including, but not limited to, physical inspections, financial analysis, zoning and permitting research, and legal or tax review by appropriate advisors. This OM is not a substitute for such due diligence, and Lee & Associates expressly disclaims any obligation to conduct investigations or provide additional information unless agreed to in writing.

Any projections, opinions, or estimates included in this OM are for illustrative purposes only and do not constitute predictions or guarantees of current or future performance. Pricing, availability, and other details are subject to change without notice and may be withdrawn at any time without obligation. Third-party data sources referenced may include: Site to Do Business, BestPlaces.net, CoStar Group, Inc., and proprietary Lee & Associates research.

By reviewing this Offering Memorandum, you agree to release and hold harmless Lee & Associates, its directors, officers, agents, and affiliates from any and all claims or liabilities arising out of your use or reliance upon the information contained herein.



# 4794 & 4836

## BONITA BEACH ROAD SW & 27702 SIMMONS LANE

BONITA SPRINGS, FL 34134

### MARKET ADVISORS

#### ► BILL YOUNG

Senior Vice President

O: 239.402.3848

byoung@lee-associates.com

#### ► BIAGIO BERNARDO

Senior Vice President

O: 239.402.3847

bbernardo@lee-associates.com



COMMERCIAL REAL ESTATE SERVICES

LEE & ASSOCIATES | NAPLES - FORT MYERS

7400 Trail Boulevard | Suite 101

Naples, FL 34108

[www.Lee-FL.com](http://www.Lee-FL.com)

The information and details contained herein have been obtained from third-party sources believed to be reliable, however, Lee & Associates has not independently verified its accuracy. Lee & Associates makes no representations, guarantees, or express or implied warranties of any kind regarding the accuracy or completeness of the information and details provided herein, including but not limited to, the implied warranty of suitability and fitness for a particular purpose. Interested parties should perform their own due diligence regarding the accuracy of the information. The information provided herein, including any sale or lease terms, is being provided subject to errors, omissions, changes of price or conditions, prior sale or lease, and withdrawal without notice. Third-party data sources: Site to Do Business, BestPlaces.net, CoStar Group, Inc. and Lee Proprietary Data. © Copyright 2024 Lee & Associates all rights reserved.

YOUR LOCAL MARKET **EXPERT** | Local Expertise | International Reach  
7400 Trail Boulevard, Suite 101 | Naples, Florida 34108 | [Lee-FL.com](http://Lee-FL.com)

