



**FOR
LEASE**

MEDICAL/OFFICE
SPACE

PIAZZA DI BONITA

27180 BAY LANDING DRIVE

BONITA SPRINGS, FL 34135

SIZE: 2,170 - 9,448± SF

LEASE RATE: \$19.00 - \$24.00 PSF NNN

CAM: \$9.03 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	6	7
SIZE (SF)	3,661	2,170	3,617
LEASE RATE (PSF)	\$19.00	\$19.00	\$24.00
MONTHLY BASE RENT	\$5,796.58	\$3,435.83	\$7,234.00
CAM (PSF)	\$9.03	\$9.03	\$9.03
MONTHLY CAM	\$2,754.90	\$1,632.93	\$2,721.79
TOTAL MONTHLY RENT	\$8,551.48	\$5,068.76	\$9,955.79

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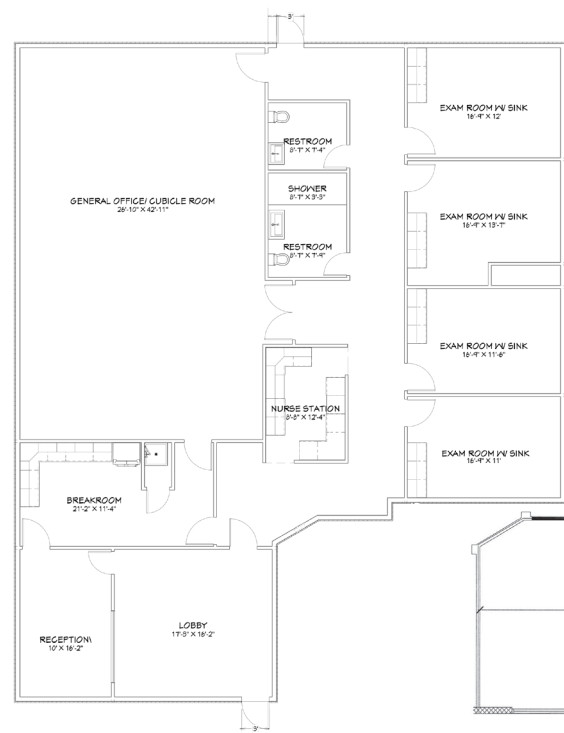
PIAZZA DI BONITA

27180 BAY LANDING DRIVE

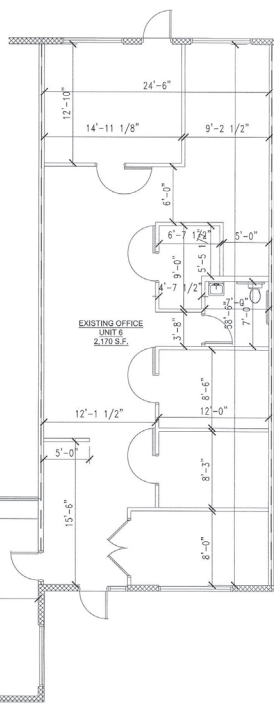
BONITA SPRINGS, FL 34135



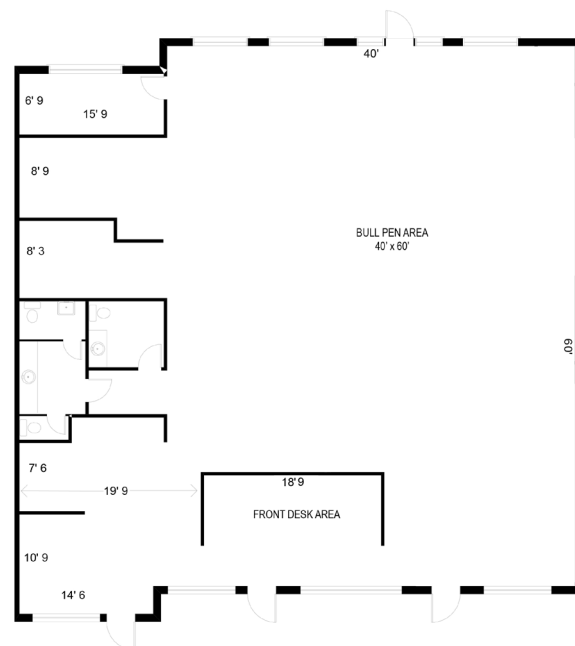
UNIT 7
3,617± SF
Built-out as Medical



UNIT 6
2,170± SF
Built-out as Office



UNIT 5
3,661± SF
Built-out as Office



*Units Can Be Combined for a Total of 9,448± SF

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

