

SALE/ LEASE
**DIAMOND RIDGE
CENTER**

3291 WOODS EDGE PKWY 1

Bonita Springs, FL 34134

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$28.00 NNN
AVAILABLE SF:	4819
NUMBER OF UNITS:	Entire 1st Floor
ANNUAL RENT:	\$134,932.00
MONTHLY RENT:	\$11,244.33
	CALL FOR DETAILS

PROPERTY DESCRIPTION

Introducing 3291 WOODS EDGE PKWY 1 in Bonita Springs, FL - a professionally built out medical office. This 4,819 SF building features 1 unit, presenting an ideal space for medical use. With its prime location in the highly sought-after Bonita Springs area, this property offers promising potential for a range of office uses. Boasting modern amenities and versatile space, this property exemplifies the epitome of commercial medical space. Discover the perfect canvas for realizing your vision and maximizing your investment at 3291 WOODS EDGE PKWY 1.

PROPERTY HIGHLIGHTS

- - Meticulously maintained space
- - Modern 4,819 SF facility
- - Customizable single unit
- - Turnkey opportunity for businesses

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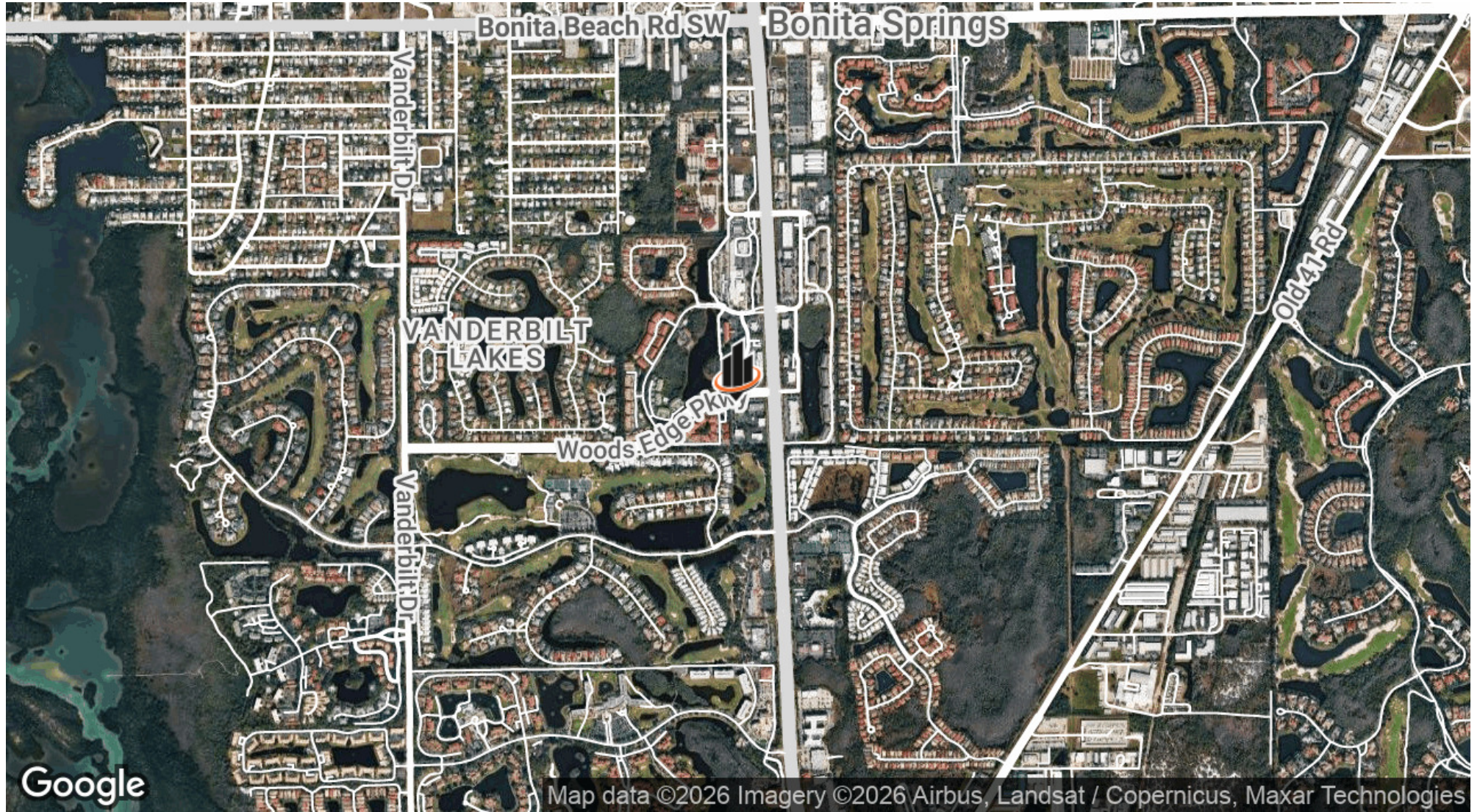
ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

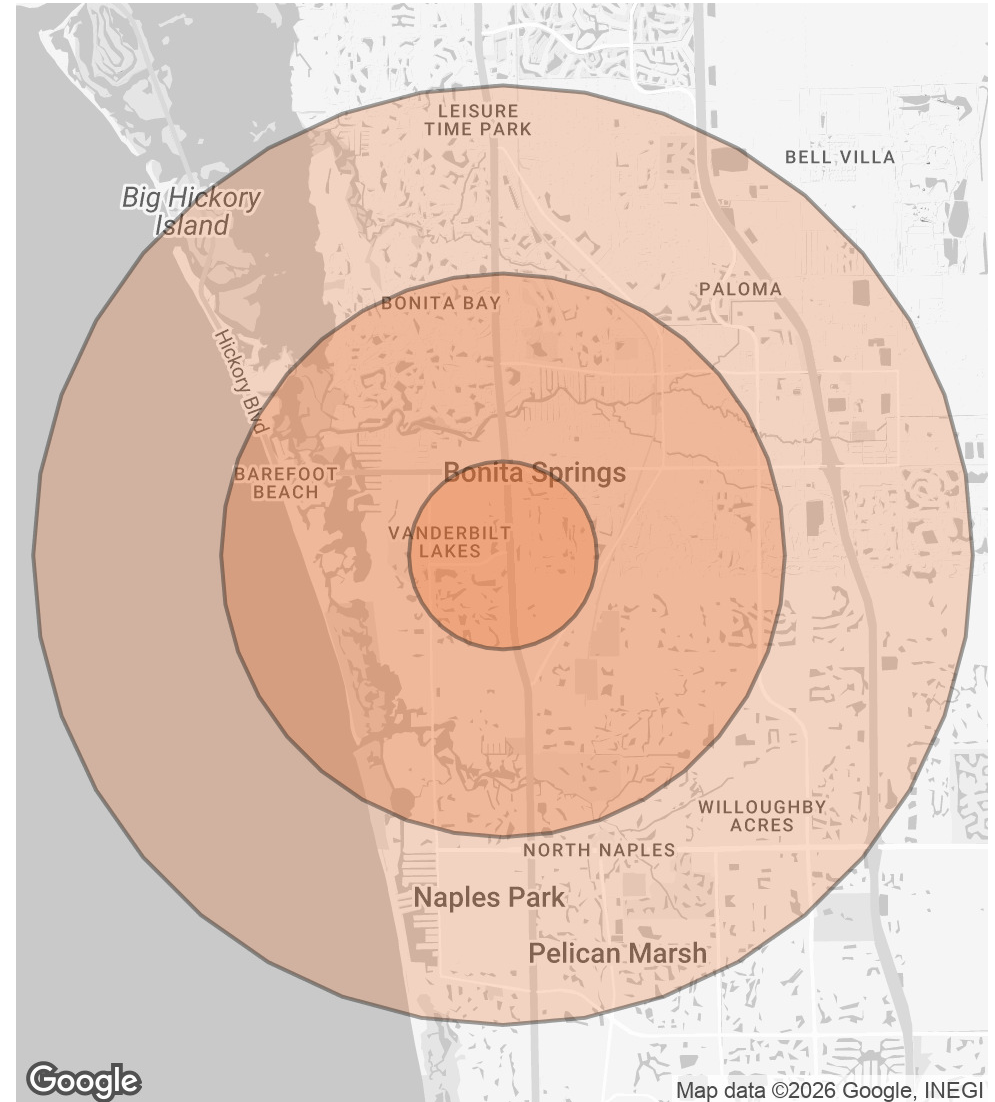
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,051	37,217	88,367
AVERAGE AGE	62.4	57.9	57.6
AVERAGE AGE (MALE)	59.1	56.6	56.2
AVERAGE AGE (FEMALE)	65.2	59.8	59.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,294	17,846	41,561
# OF PERSONS PER HH	1.8	2.1	2.1
AVERAGE HH INCOME	\$143,642	\$157,043	\$155,043
AVERAGE HOUSE VALUE	\$529,568	\$602,857	\$700,238

2023 American Community Survey (ACS)



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