

3291

Woods Edge Pkwy 1,
Bonita Springs, FL
34134



CUSHMAN &
WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



For Sublease
5,339 SF

Medical Building in
Bonita Springs

// PROPERTY HIGHLIGHTS



Situated just off S. Tamiami Trail (US-41) with strong visibility and drive-by exposure



Includes multiple exam rooms, check-in/check-out area, and private physician's office, ideal for healthcare providers



Located in the broader Woods Edge / Bonita Springs office market, a corridor with established medical, dental, and professional offices, supporting cross-referral opportunities and a strong healthcare ecosystem surrounding this location



On-site parking, critical for patient convenience



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// PROPERTY DESCRIPTION

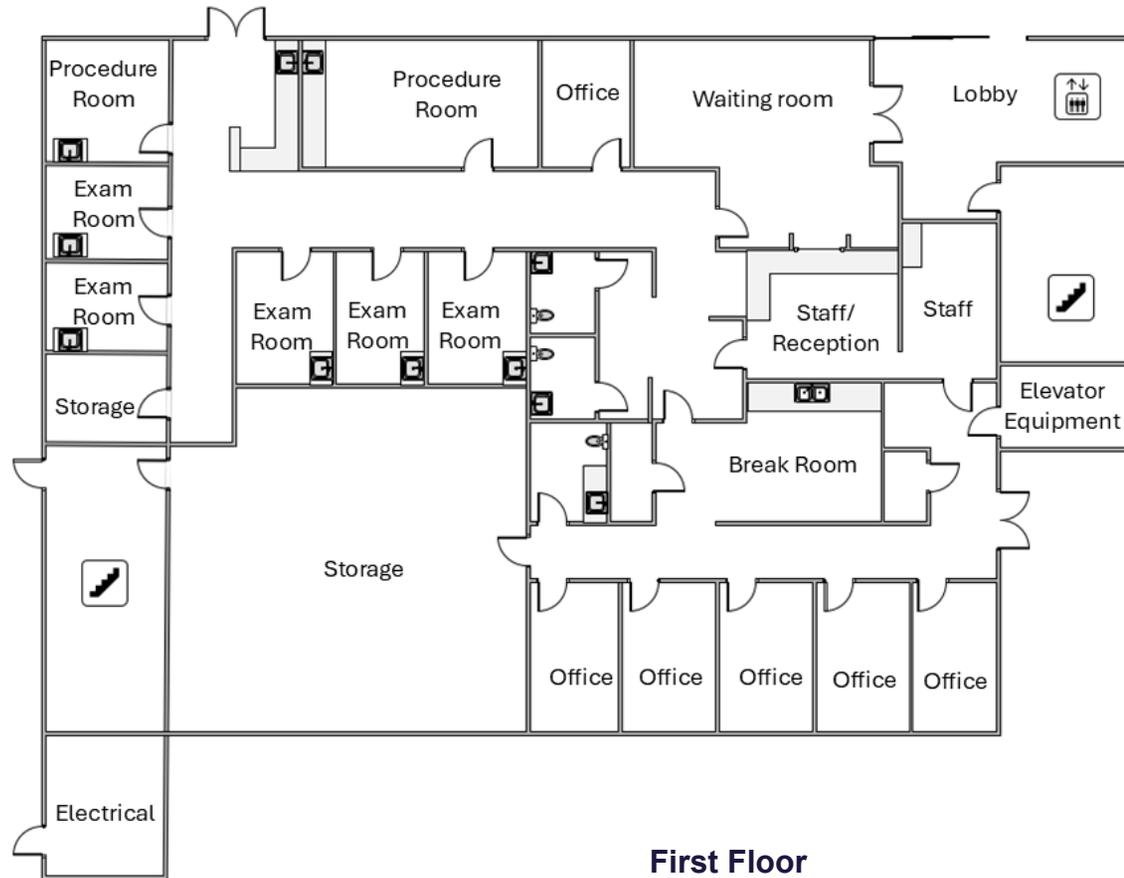
3291 Woods Edge Parkway is a medical office opportunity ideally situated just off S. Tamiami Trail (US-41), offering strong visibility and excellent drive-by exposure. The space is thoughtfully designed for healthcare operations, featuring multiple exam rooms, a check-in/check-out area, and a private physician's office, perfect for medical providers seeking a turnkey solution.

Located within the broader Woods Edge/Bonita Springs office corridor, the property is surrounded by established medical, dental, and professional offices, creating cross-referral opportunities and a robust healthcare ecosystem. On-site parking ensures convenience for both patients and staff, making this an exceptional location for a medical practice in a high-demand market.

GLA	± 5,339 SF
PROPERTY TYPE	Medical Office
YEAR BUILT	2006
PARKING	1.56 / 1,000 SF
ZONING	CPD
SUBMARKET	Bonita Springs
LEASE EXP.	12/31/2026

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// FLOOR PLANS



First Floor

- Can benefit from the second-floor tenant's patient base
- Second-floor tenant: Sun State Medical Specialists
- Six offices
- Five exam rooms with sinks
- Two procedure rooms with sinks
- Elevator
- Storage space
- Breakroom
- Reception

Floor	CURRENT USE	SQUARE FEET
1	Medical Office	5,339 SF

Property Overview
LOCATION AERIAL



// **MEDICAL NEIGHBORS & DISTANCES**



400 Feet



BONITA BEACH DENTAL

0.3 Miles



1.4 Miles



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// 2025 DEMOGRAPHICS

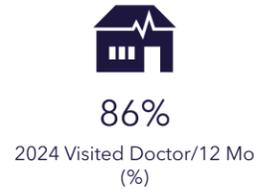
POPULATION TRENDS AND KEY INDICATORS

OneOncology Portfolio
Ring of 20 miles

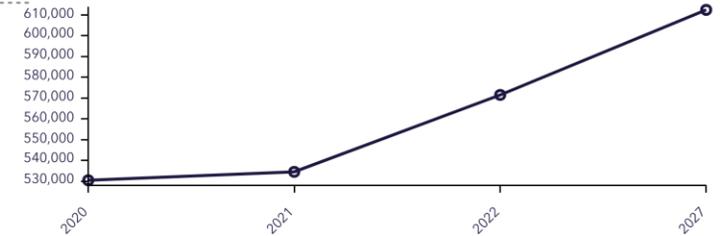


571,477	259,569	2.16	56.4	\$96,499	\$579,785	173	63	63
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

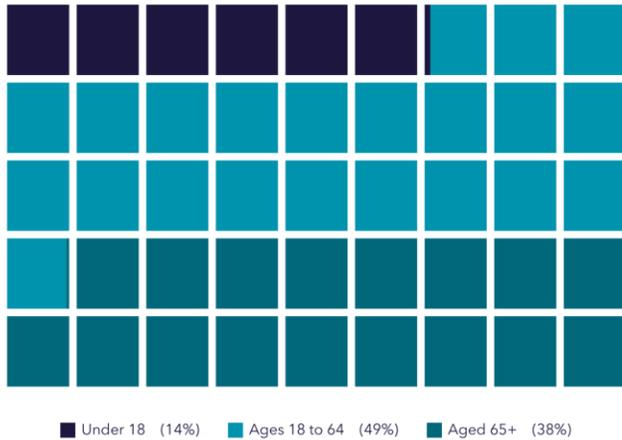
Medical



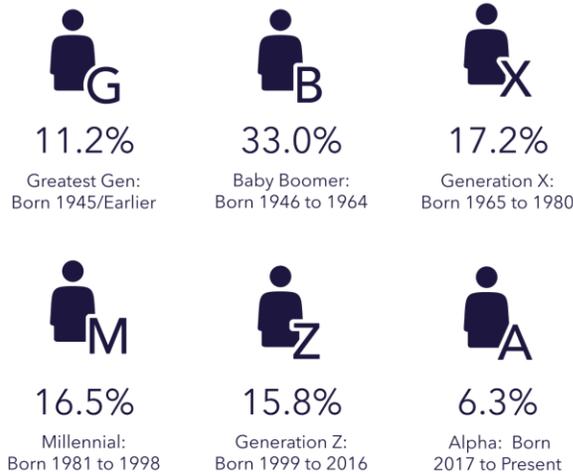
Historical Trends: Population



POPULATION BY AGE



POPULATION BY GENERATION



BUSINESS

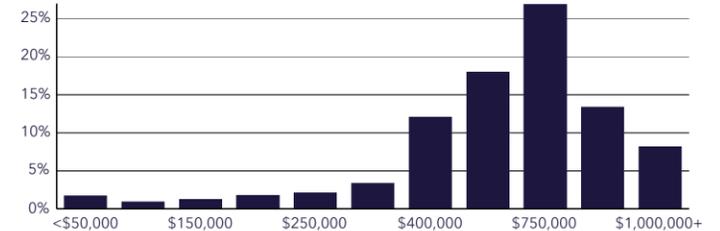


28,229
Total Businesses



287,791
Total Employees

Home Value



Source: Esri, Esri-U.S. BLS, Esri-MRI-Simmons, Esri-Data Axle
Esri forecasts for 2025, 2030
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