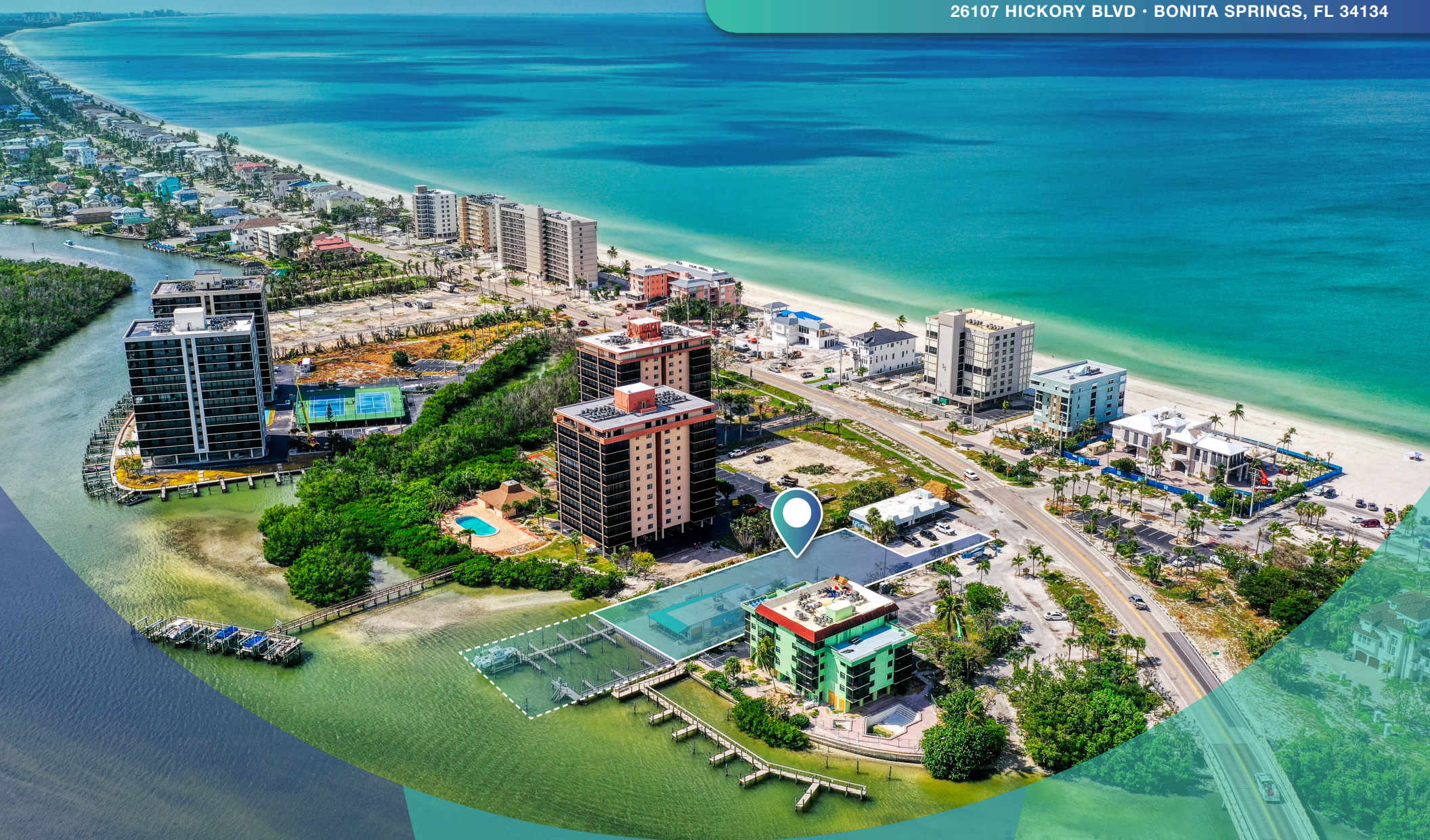




# 26107 HICKORY BLVD

AVAILABLE • WATERFRONT RESTAURANT / REDEVELOPMENT OPPORTUNITY  
26107 HICKORY BLVD • BONITA SPRINGS, FL 34134



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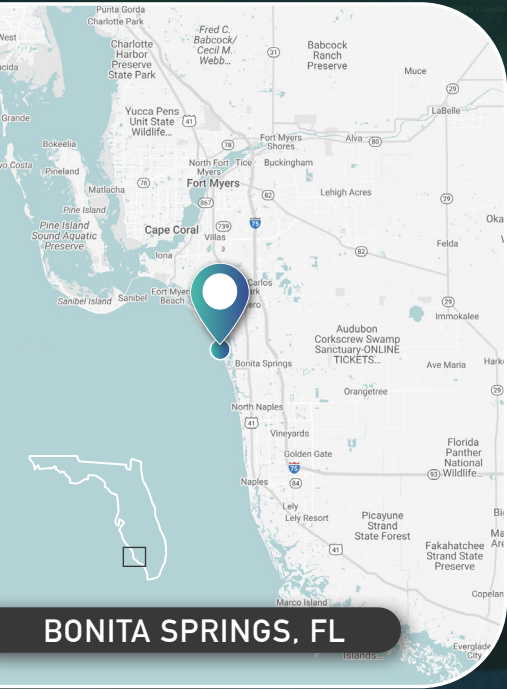
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BONITA BEACH

**4.5 M**  
ANNUAL VISITORS



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## 2024 DEMOGRAPHICS

26107 HICKORY BLVD

	5 MIN DRIVE TIME	10 MIN DRIVE TIME	20 MIN DRIVE TIME
<b>AVERAGE H.H INCOME</b>	\$235,575	\$207,687	\$162,668
<b>POPULATION</b>	2,203	9,436	73,300
<b>EMPLOYMENT DENSITY</b>	423	2,819	40,211

## PROPERTY FEATURES

<b>PRICE</b>	CALL FOR DETAILS
<b>BUILDING</b>	3,010± SF
<b>BUILT</b>	1981
<b>LAND</b>	0.64± AC
<b>ZONING</b>	Commercial (Lee County)
<b>LOCATION</b>	The subject site is located off of Hickory Blvd dockside on Estero Bay with access to the gulf in Bonita Springs, FL.
<b>USE</b>	Sellers have preference for proposals with Community Benefit.



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MEMBER OF:  
**SITE SOURCE**  
RETAIL BROKER NETWORK