

Bonita Springs Commercial Development Opportunity

27701 S. Tamiami Trail Bonita Springs, FL 34134

\$899,000

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In consultation with: Jim Garinger, CCIM, SIOR James V. Garinger, PA

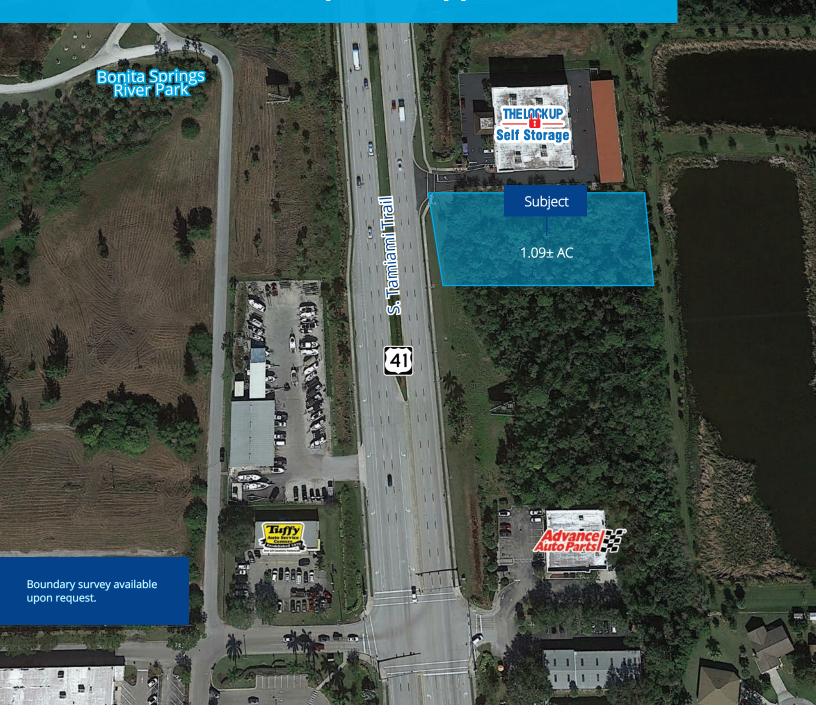
Colliers 12800 University Drive, Suite 400 Fort Myers, FL 33907

1.09± Acres Located on US-41 in Bonita Springs

Property Highlights:

- Conveniently located directly off US-41, just north of Bonita Beach Road and south of the Imperial River
- Average Daily Traffic Count: 58,500 (FDOT, 2022)
- Current commercial zoning allows for a multitude of permitted uses
- Bonita Beach Road offers quick access to Bonita Beach, Barefoot Beach and Fort Myers Beach
- Site is located within 3 miles of a population of 44,605 with an average household income of \$127,970
- The total daytime population within 3 miles of the property is 52,026

Bonita Springs, FL Commercial Development Opportunities





Property Information 1.09± Acres | Bonita Springs

Parcel ID:	33-47-25-B3-00257.0030
Total Site Area:	1.09± Acres (47,520± SF)
Site Address:	27701 S. Tamiami Trail, Bonita Springs, FL 34124
Location:	US-41 S. just north of Bonita Beach Road and south of the Imperial River
Frontage:	Approximately 170' on S. Tamiami Trail (US-41)
Zoning:	C-1A (City of Bonita Springs)
Allowable uses:	Admin offices, ATM, bait and tackle shop, boat parts store, boat rental, cleaning and maintenance services, clothing stores, community residential home, day care, drugstore/pharmacy, EMS, fire station, food store, hardware store, hobby store, household furnishings, lawn & garden supply, package store, paint store, pet services, post office, repair shop, specialty retail, indoor storage, supermarket and more
Average Daily Traffic:	58,500± (FDOT, 2022)

Contact us:

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