

# FOR LEASE - Retail Units In Old 41 Shops

## Old 41 Shops

25221 Bernwood Drive, Bonita Springs, FL 34135



### OFFERING SUMMARY

Available SF:

Lease Rate:

N/A

Year Built:

2004

Building Size:

13,001 SF

Renovated:

2019-2020

Submarket:

Bonita Springs

### PROPERTY OVERVIEW

This well located building offers retailers and office users visibility and direct frontage on Old 41 from the Bernwood Business Park. From here tenants have access to Naples, Estero and Bonita Springs via US 41.

### PROPERTY HIGHLIGHTS

- Retail and Flex Showroom Space
- New & Updated Building Signage Coming 2020
- Direct Frontage on Old 41 Road
- Strip Center also has Access at Both Bernwood Dr. & Bernwood Ct.
- Pylon Signage
- Fully Built Out Spaces
- Traffic Counts [ADT] 12,410 on Old 41 Road
- Professionally Managed and Locally Owned

### Chad D. Commers, CCIM

Senior Advisor, Naples & Fort Myers  
239.315.7017  
chad.commers@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

# FOR LEASE - Retail Units In Old 41 Shops

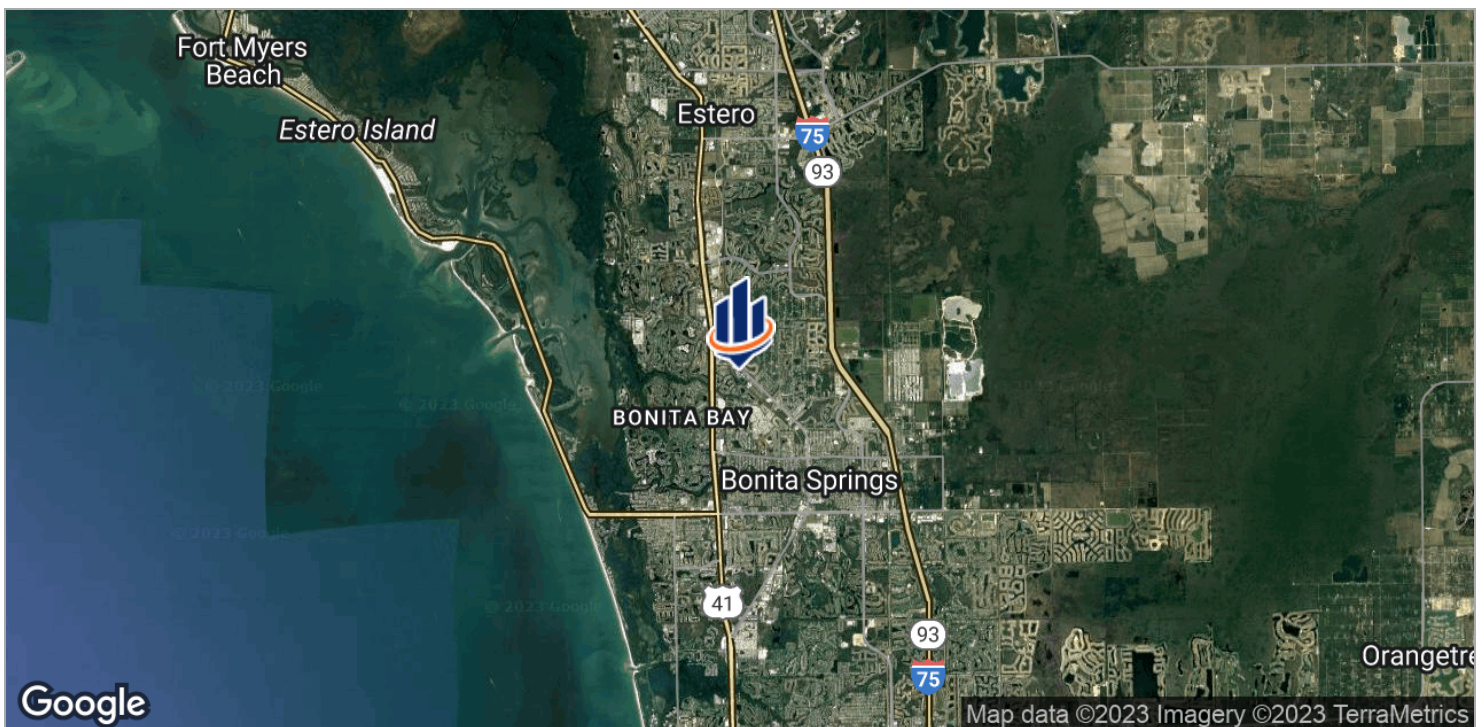
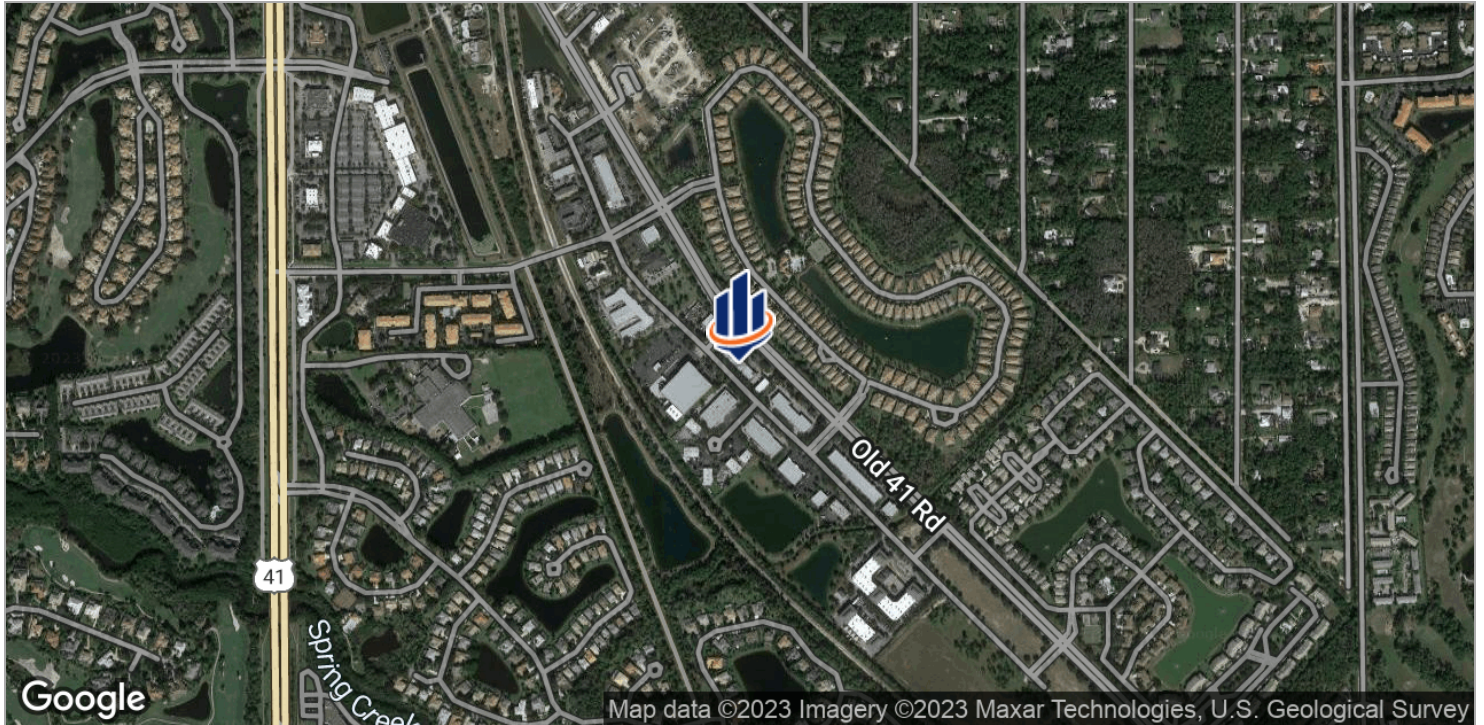


**Chad D. Commers, CCIM**  
Senior Advisor, Naples & Fort Myers  
239.315.7017  
chad.commers@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

# FOR LEASE - Retail Units In Old 41 Shops



**Chad D. Commers, CCIM**  
Senior Advisor, Naples & Fort Myers  
239.315.7017  
chad.commers@svn.com

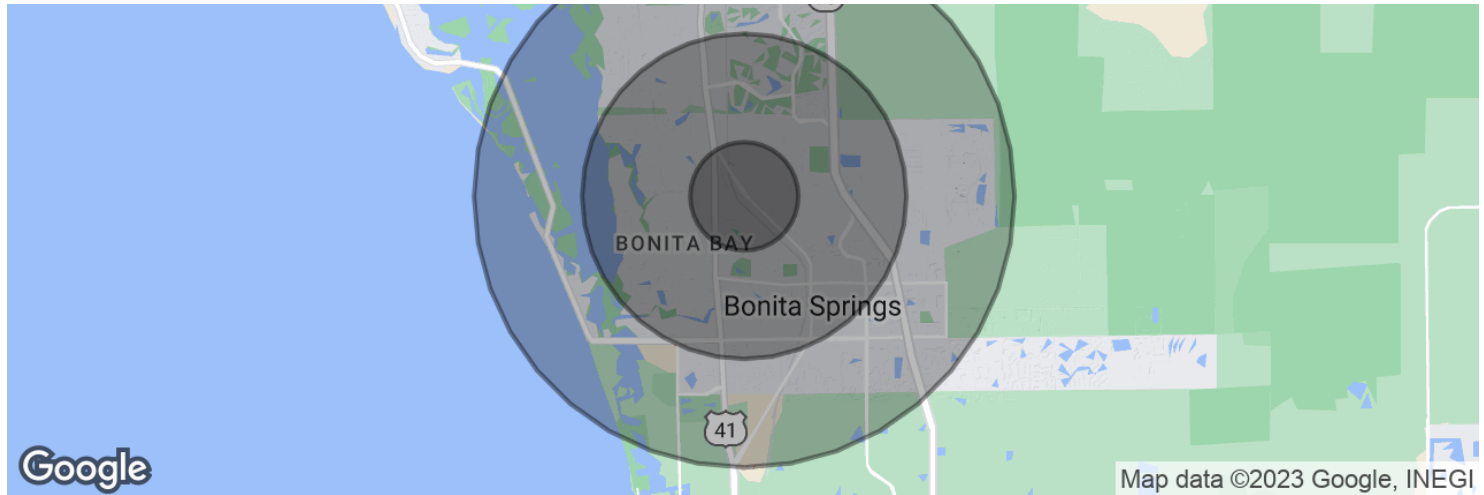


The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

# FOR LEASE - Retail Units In Old 41 Shops

## Old 41 Shops

25221 Bernwood Drive, Bonita Springs, FL 34135



### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,069	30,602	63,843
Median age	54.9	51.4	53.4
Median age (Male)	56.6	52.1	53.8
Median age (Female)	54.3	51.5	53.5

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,446	13,834	29,015
# of persons per HH	2.1	2.2	2.2
Average HH income	\$79,742	\$98,671	\$99,390
Average house value	\$311,366	\$319,464	\$323,140

*\* Demographic data derived from 2020 ACS - US Census*

### Chad D. Commers, CCIM

Senior Advisor, Naples & Fort Myers  
239.315.7017  
chad.commers@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.