

FOR LEASE - Office | Warehouse Space

Cedar Ridge

25270 Bernwood Dr., Bonita Springs, FL 34135



OFFERING SUMMARY

Available SF:

Lease Rate:

N/A

Year Built:

2002

Ceiling Height:

14' - 16'

Building Size:

23,928 SF

Zoning:

Light Industrial

Submarket:

Bonita Springs

PROPERTY OVERVIEW

Industrial flex space near Old 41 and US 41. Located in the heart of Bonita Springs, in Bernwood Business Park. Convenient location to Lee and Collier County. The spaces are in excellent condition with option to lease flex space as well as warehouse space. Perfect location for an office or showroom.

PROPERTY HIGHLIGHTS

- Suites available with built out finishes
- End cap suite available
- Large roll up doors (12' x 12')
- Located near US 41 with direct frontage on Old 41
- Professionally Managed
- Locally Owned

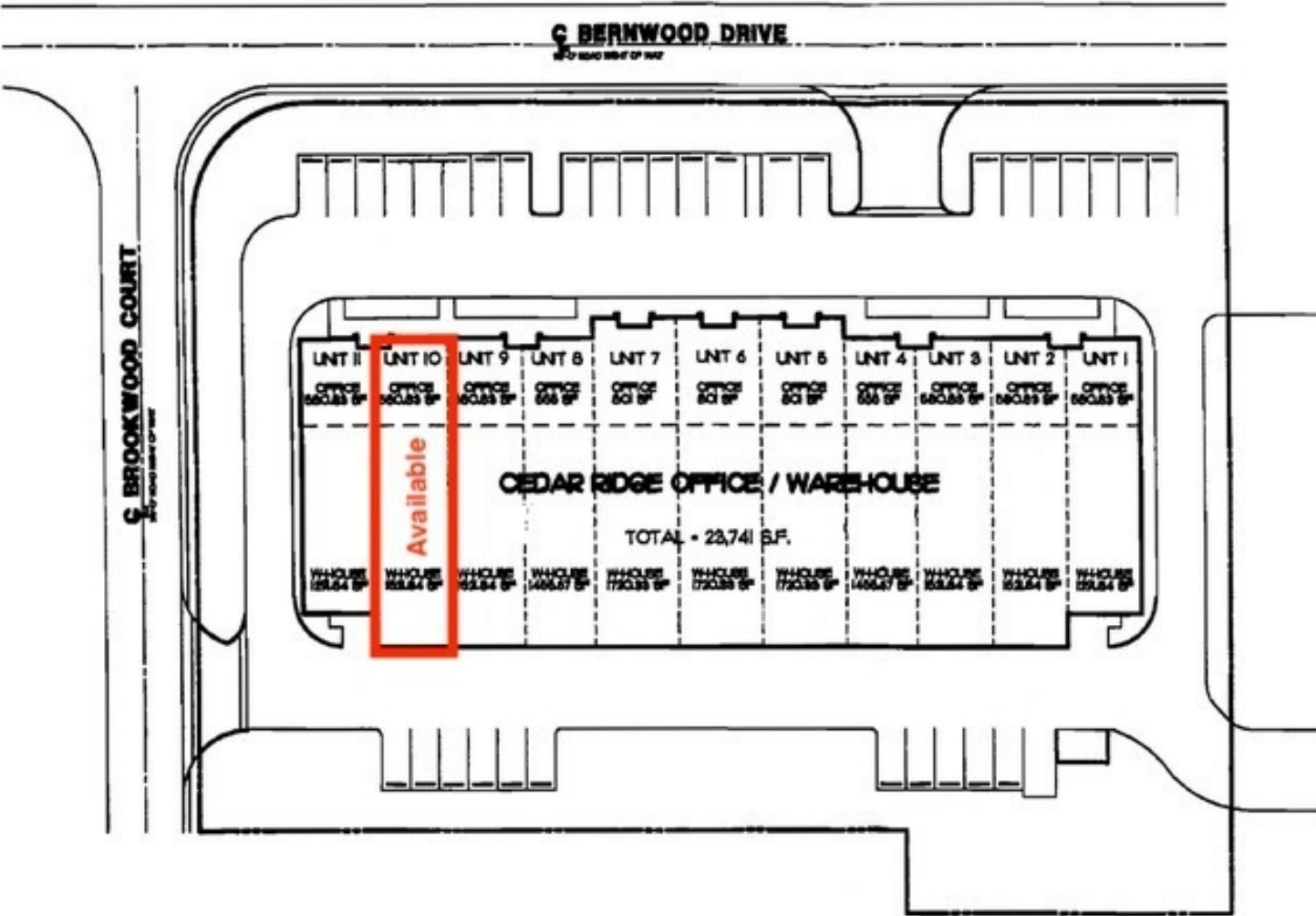
Chad D. Commers, CCIM

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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.

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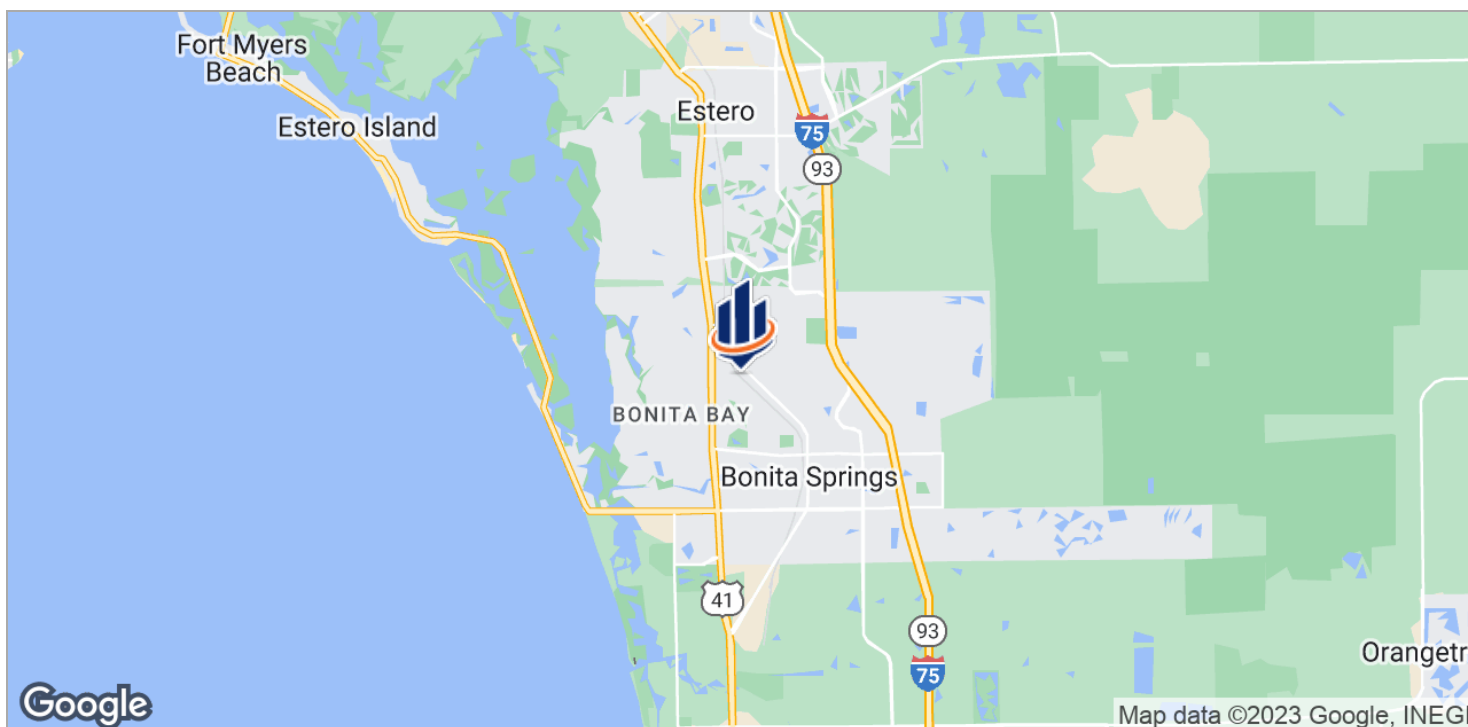
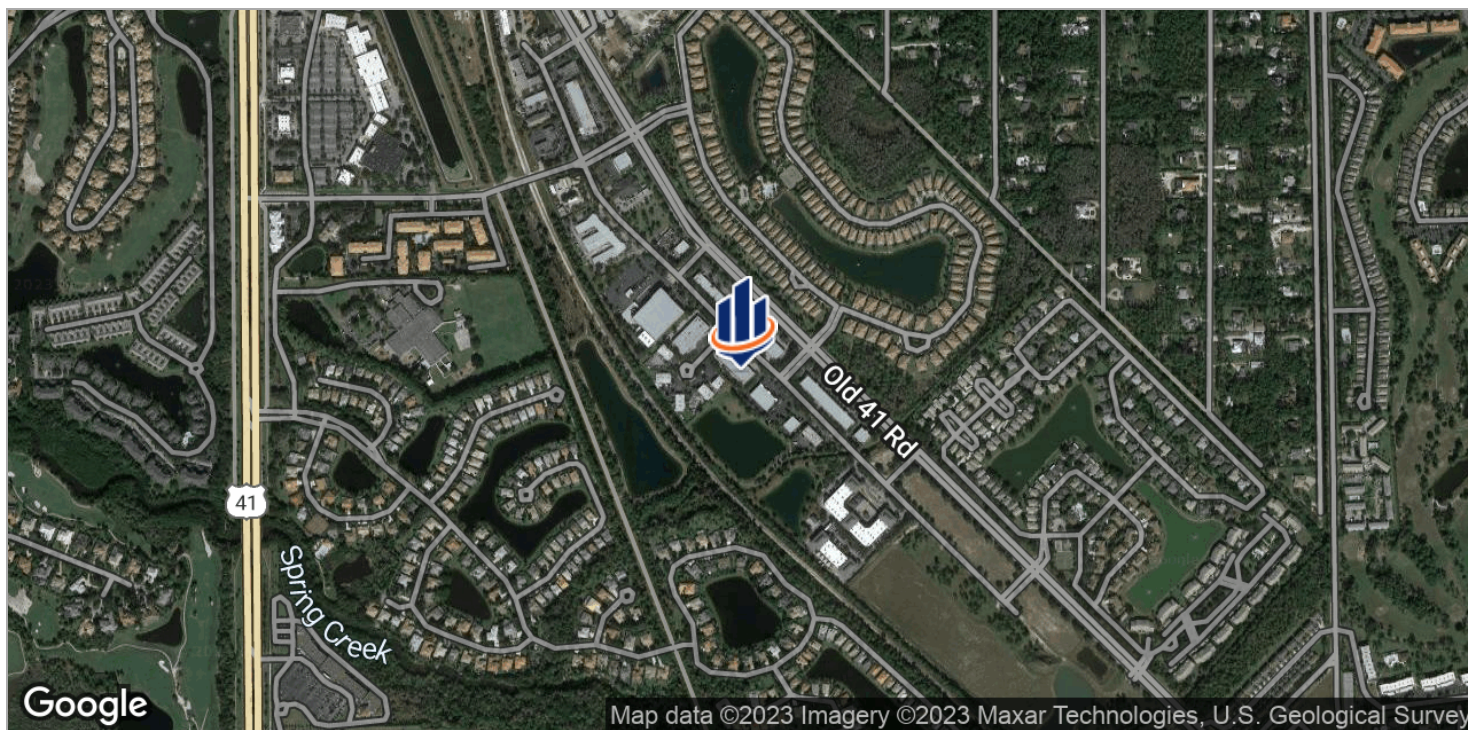


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FOR LEASE - Office | Warehouse Space

Cedar Ridge Office | Warehouses

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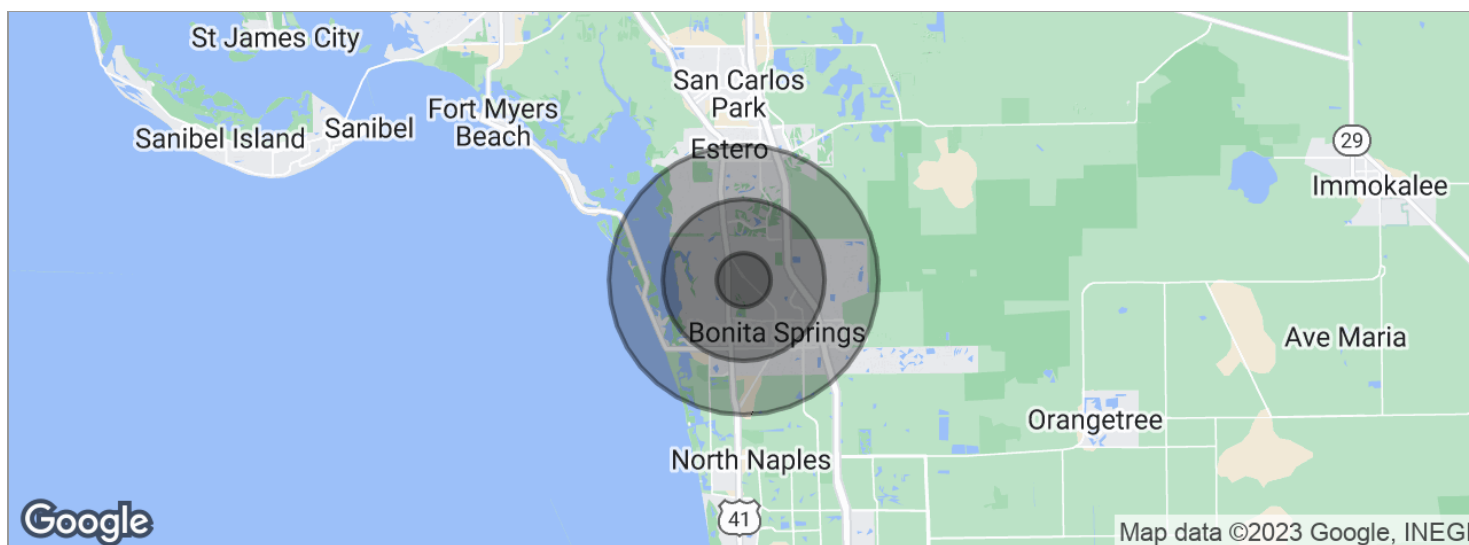


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,132	31,204	63,670
Median age	54.2	51.1	53.4
Median age [Male]	55.8	51.8	53.8
Median age [Female]	53.7	51.2	53.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,465	14,043	28,931
# of persons per HH	2.1	2.2	2.2
Average HH income	\$78,415	\$97,299	\$100,148
Average house value	\$311,347	\$319,960	\$324,518

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

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