

# FOR LEASE - Fully Air Conditioned Flex Space

## For Lease

28280 Old 41 Road, Unit 14, Bonita Springs, FL 34135



### OFFERING SUMMARY

Available SF:

Lease Rate:

N/A

CAM Rate:

\$5.00 PSF

Building Size:

39,240 SF

Zoning:

IL

### PROPERTY OVERVIEW

Causeway Commerce Park is a first class commercial and industrial condominium with every modern feature.

### PROPERTY HIGHLIGHTS

- Attractive mid-century modern architecture.
- Fiber optic Internet.
- Wi-Fi enabled automatic garage door and lighting.
- 15 foot clear ceiling height
- Fully air-conditioned.
- Interior and exterior LED lighting.
- Wide loading area.
- Insulated and hurricane rated doors and windows.

**Donna Marrero Zaldivar, CFRM™**  
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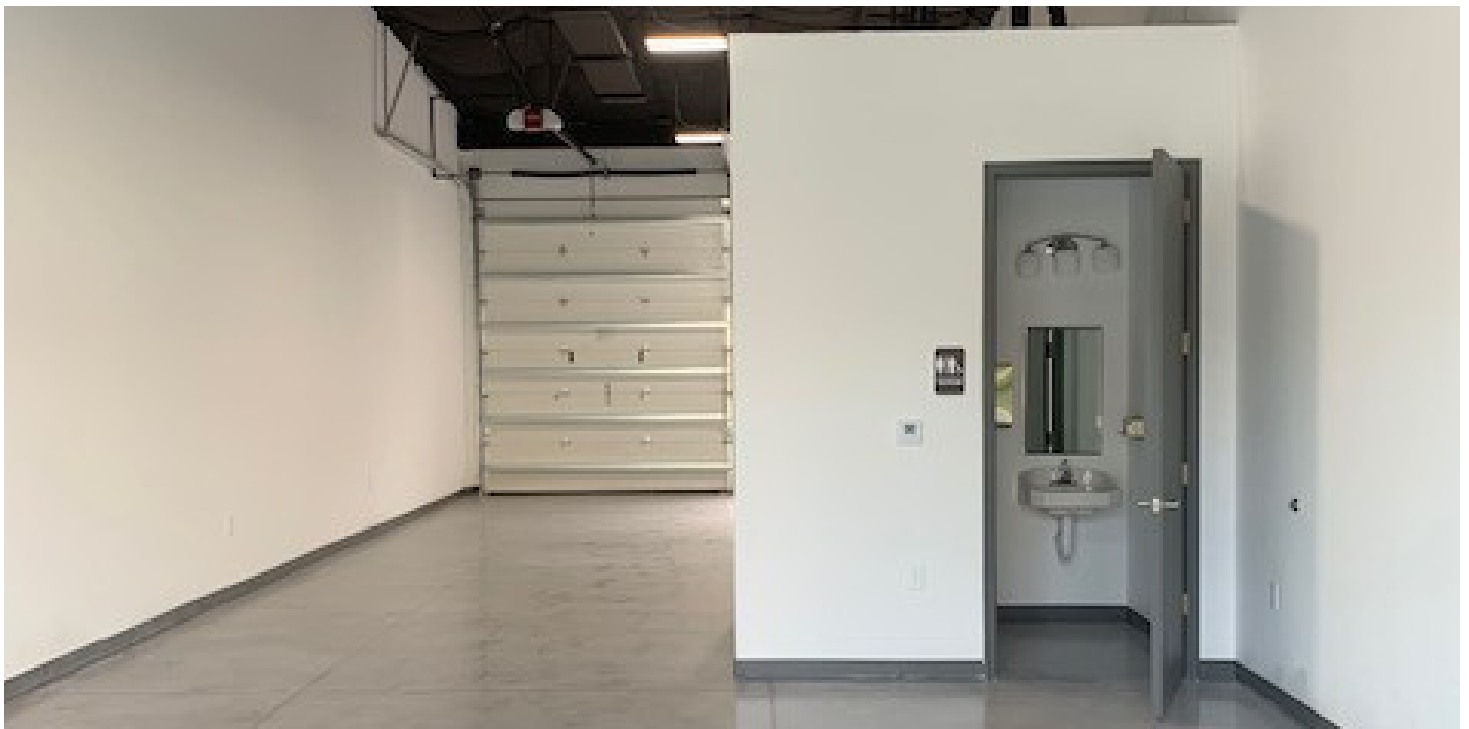


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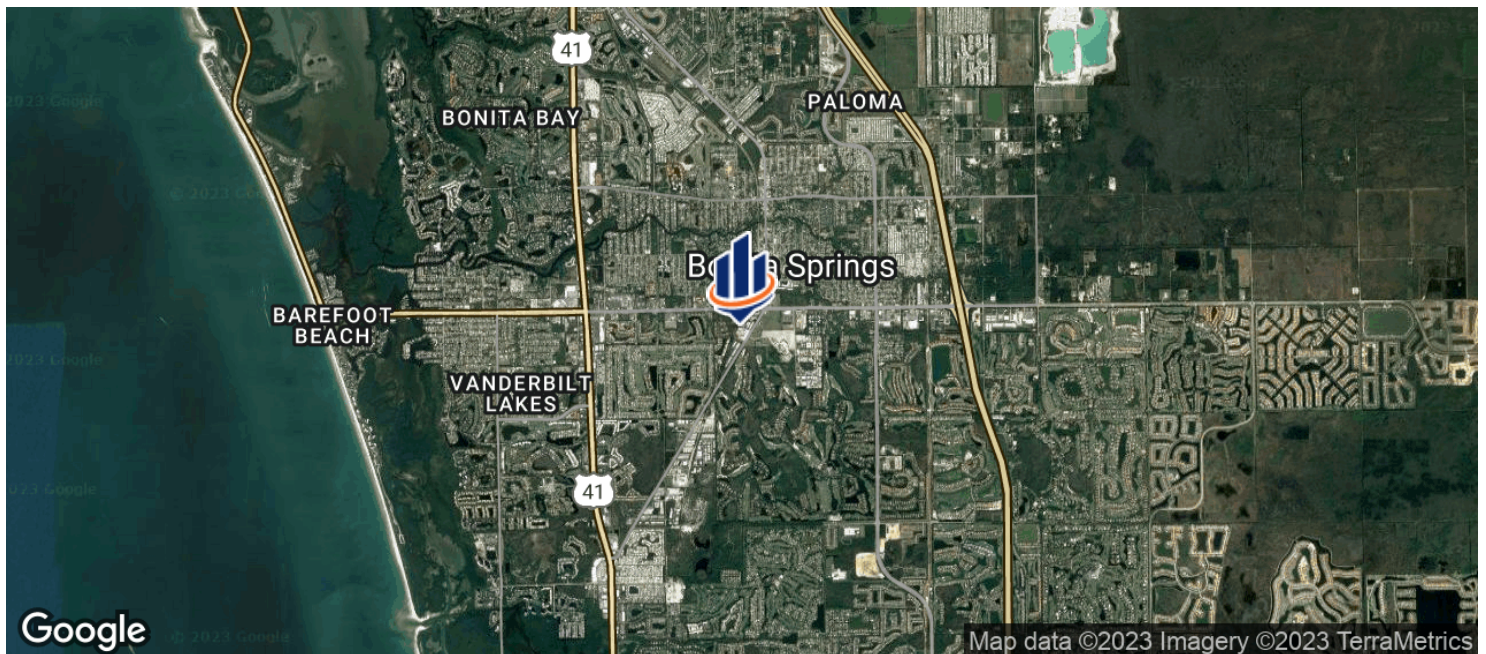
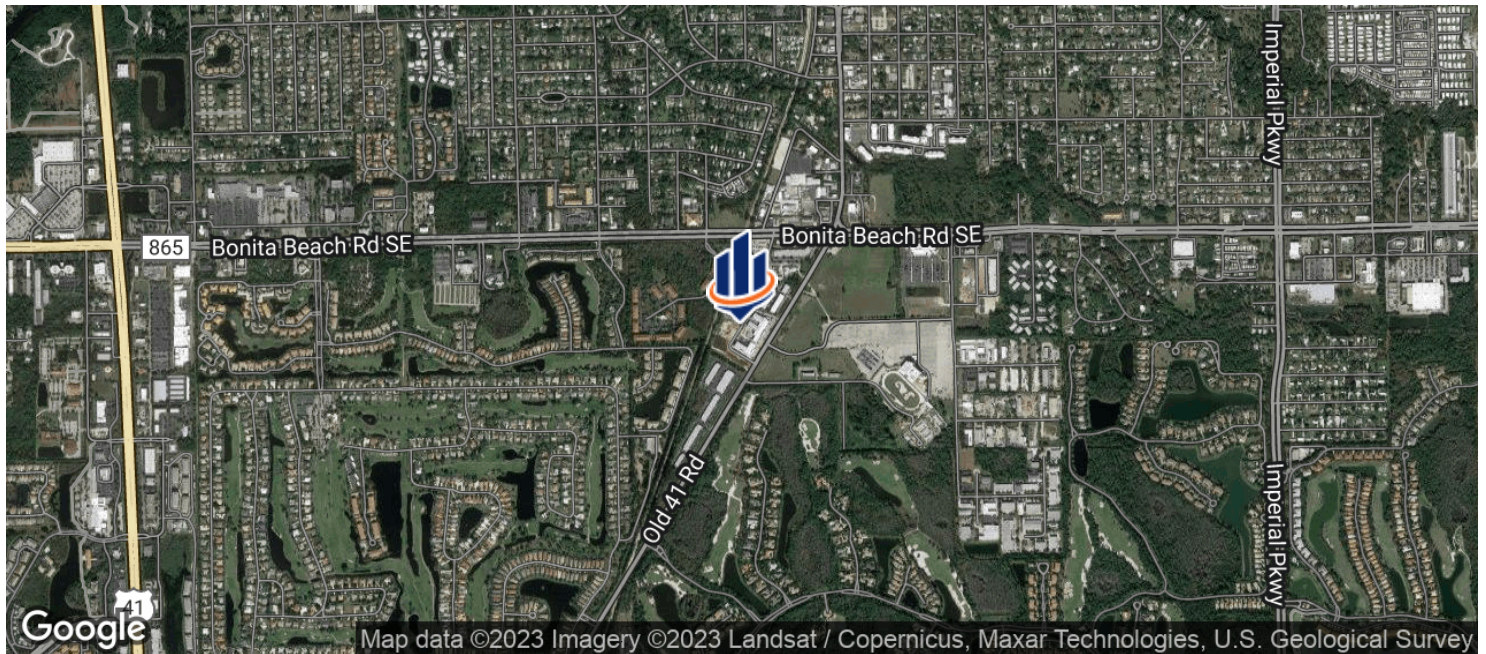
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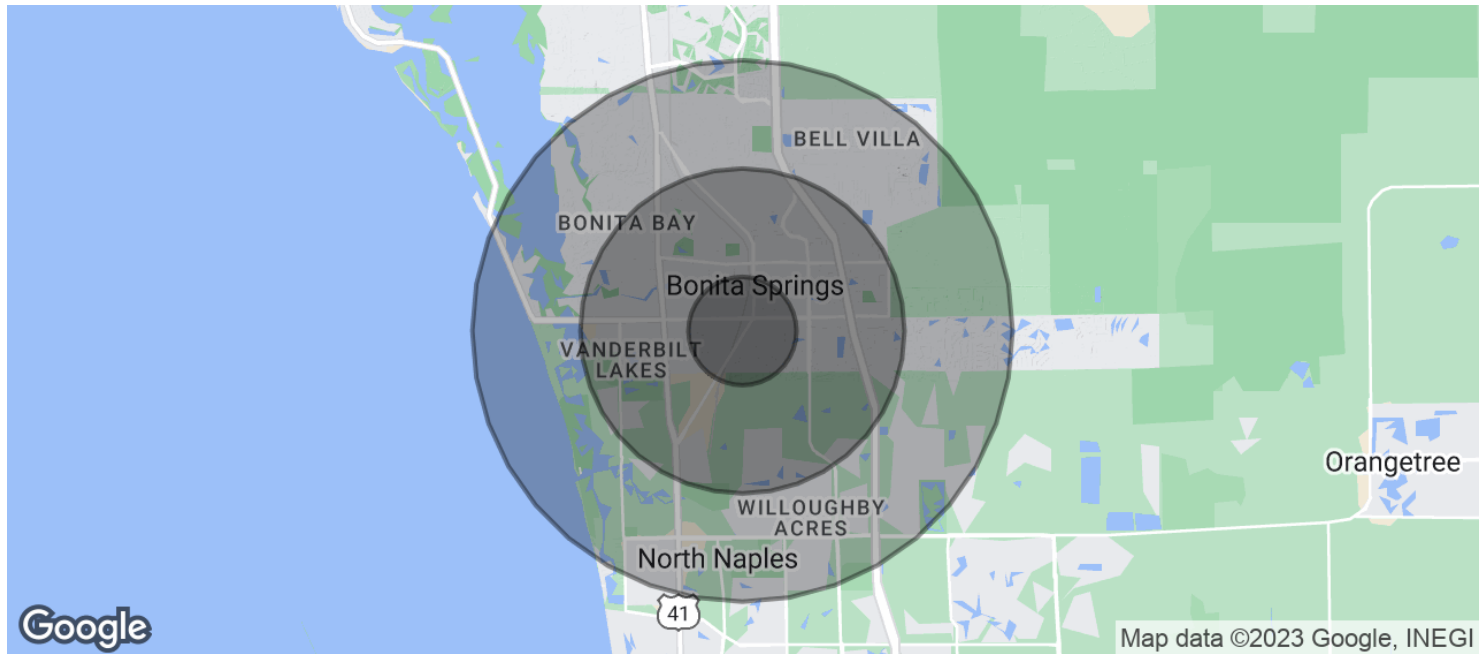
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,842	37,922	77,516
Average age	45.0	48.2	51.9
Average age [Male]	45.5	48.4	52.2
Average age [Female]	43.9	48.5	52.2

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,346	16,040	33,928
# of persons per HH	2.5	2.4	2.3
Average HH income	\$80,730	\$87,989	\$100,567
Average house value	\$337,671	\$360,689	\$418,833

\* Demographic data derived from 2020 ACS - US Census

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