

FOR LEASE - Office/Medical Space

Pine Haven Plaza

10915 Bonita Beach Road, Suite 113, Bonita Springs, FL 34135



OFFERING SUMMARY

Available SF:	1000 SF
Lease Rate:	\$10.00 SF/NNN
CAM Rate:	\$5.60 PSF
Zoning:	C1-A
Year Built:	1992

PROPERTY OVERVIEW

The subject property is conveniently located off of Bonita Beach Road, between Naples & Fort Myers in the city of Bonita Springs. Would be best utilized as a medical/professional office or retail. The property features an open reception area, large storage area, 2 offices, and a kitchenette. The rent includes CAM, water, sewer, garbage, exterior maintenance & insurance, excludes electric/internet.

PROPERTY HIGHLIGHTS

- Pylon signage
- High traffic count of approximately 42,000 cars per day
- Bonita Beach Road frontage - high visibility

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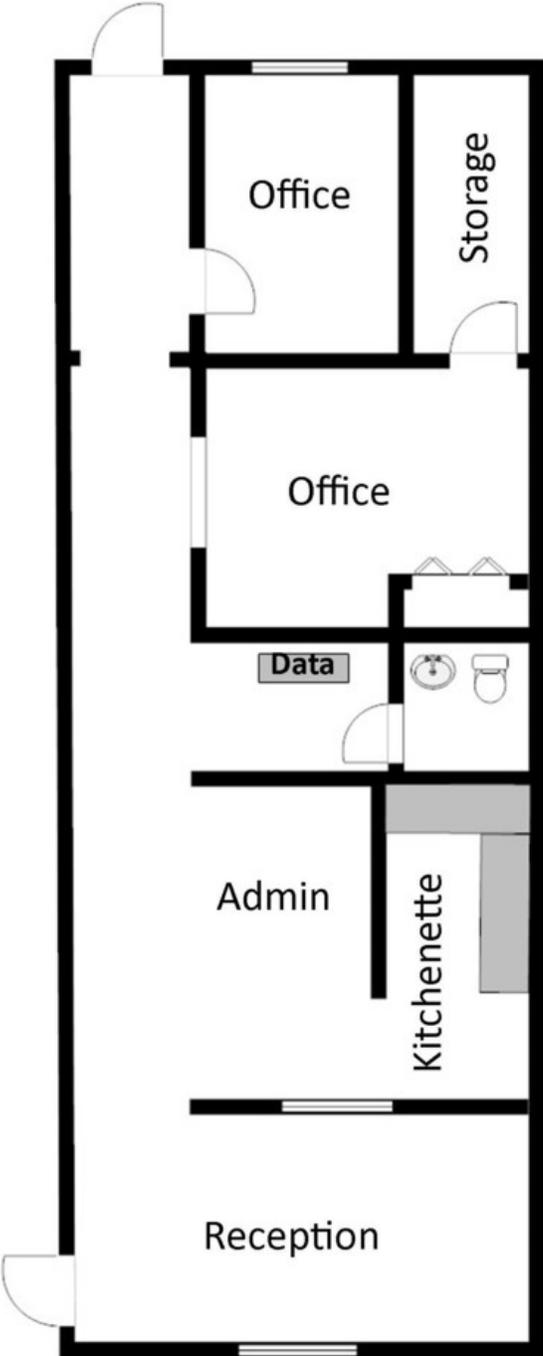


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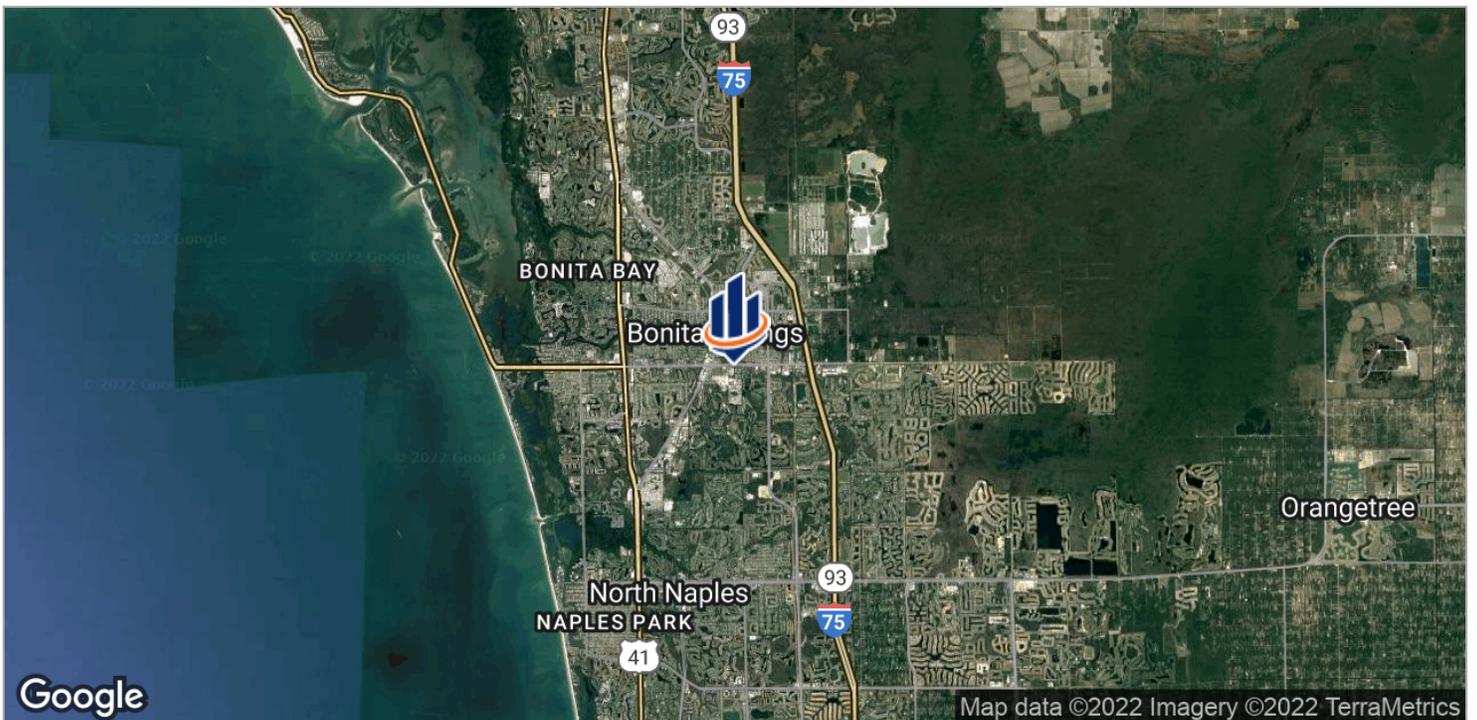
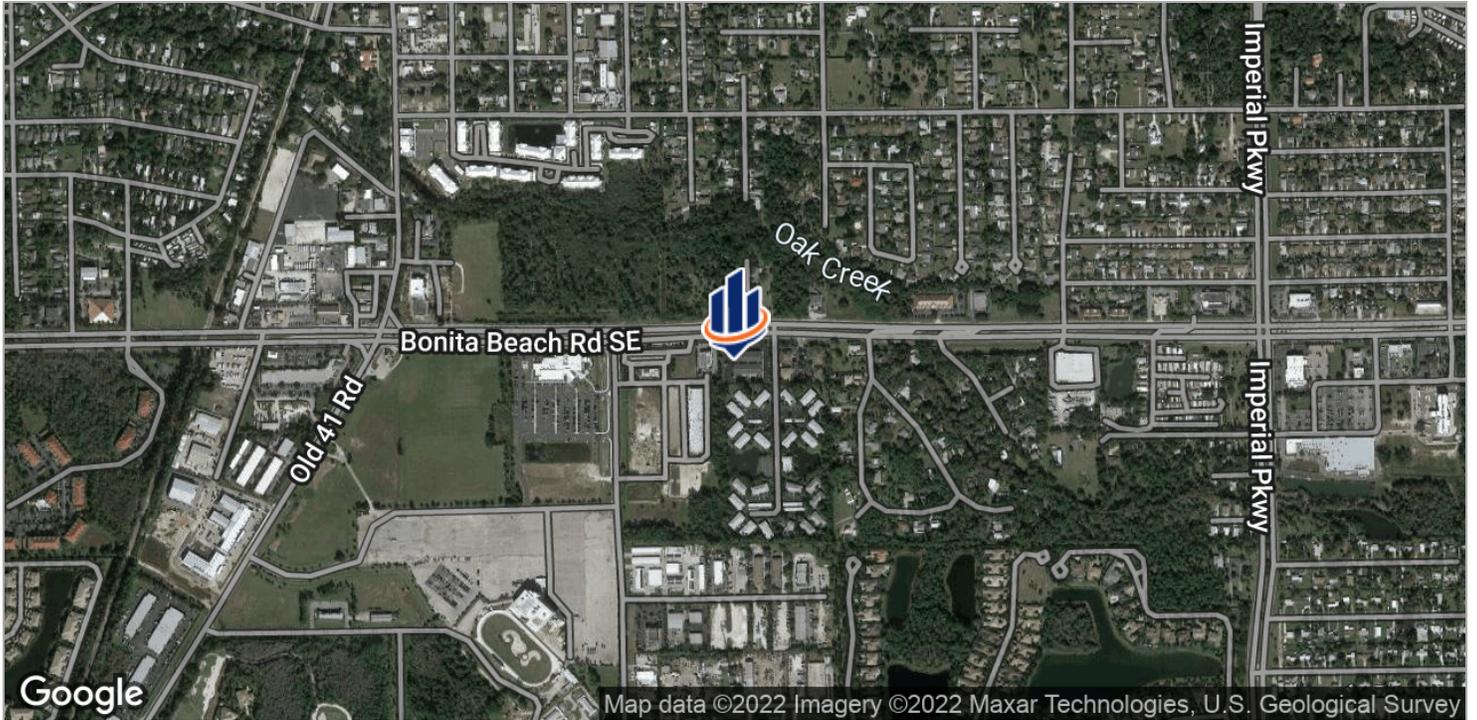


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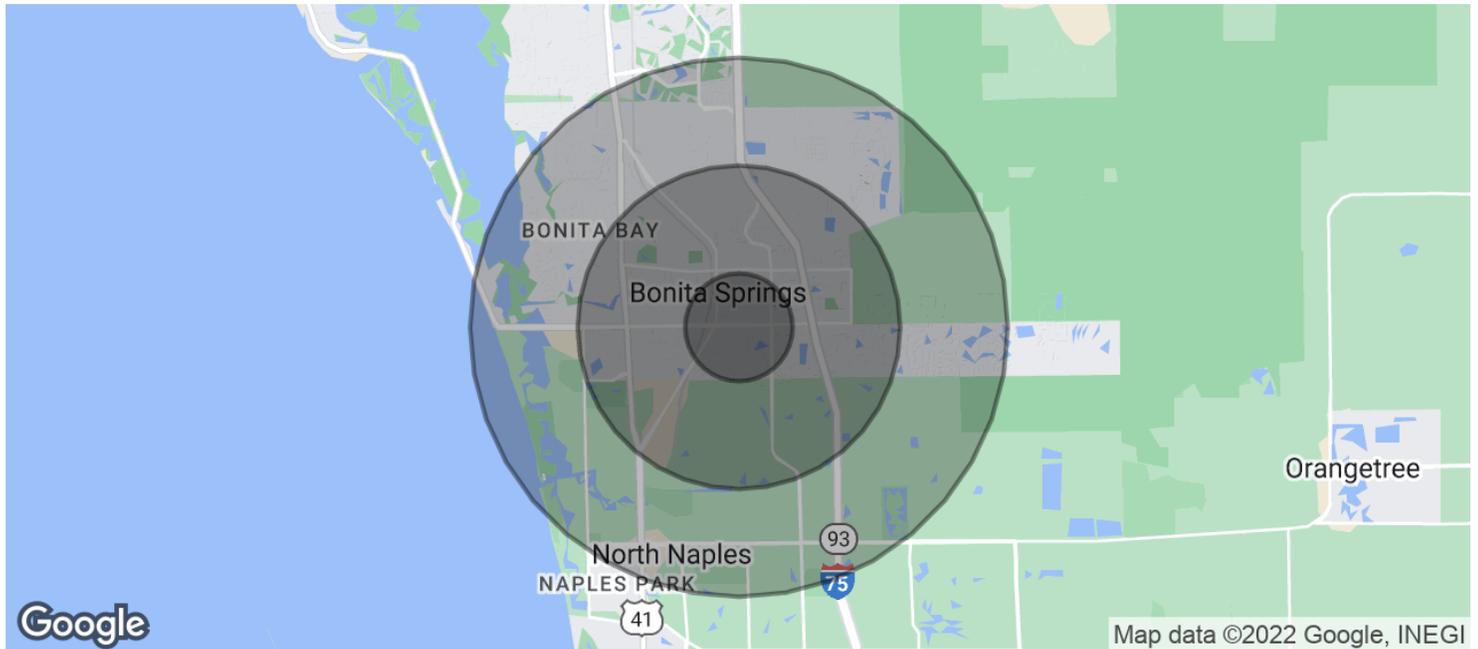


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,539	34,751	73,627
Average age	38.4	47.0	52.2
Average age (Male)	38.6	47.1	52.6
Average age (Female)	38.3	47.4	52.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,988	14,512	32,336
# of persons per HH	2.8	2.4	2.3
Average HH income	\$75,683	\$85,021	\$100,821
Average house value	\$336,865	\$364,025	\$408,505

* Demographic data derived from 2020 ACS - US Census

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