

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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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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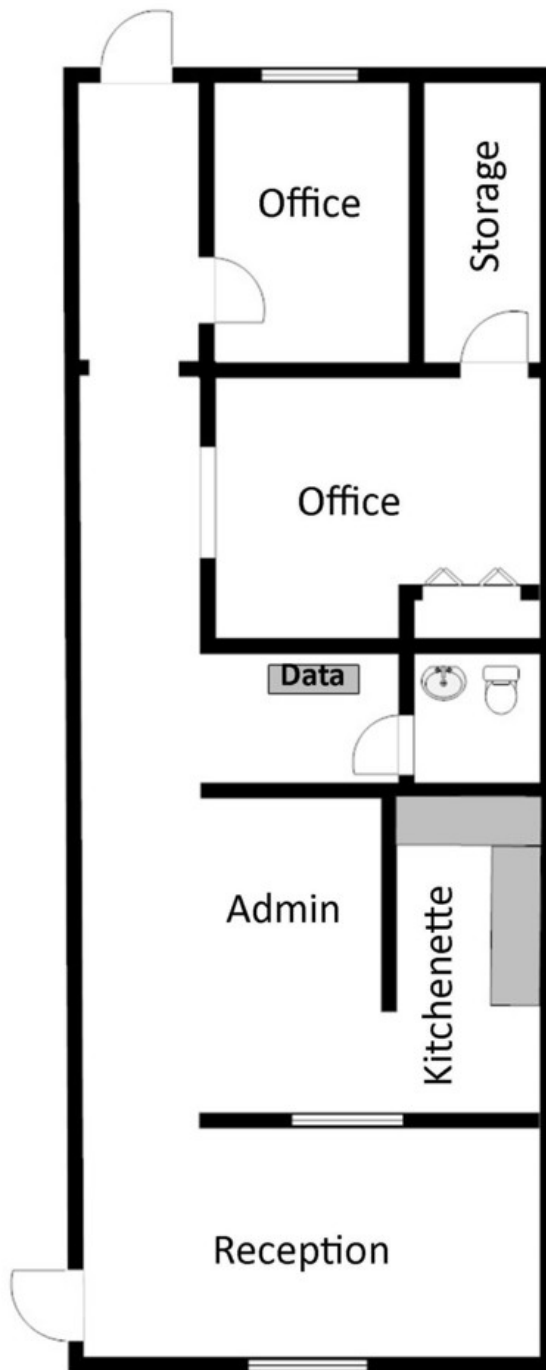


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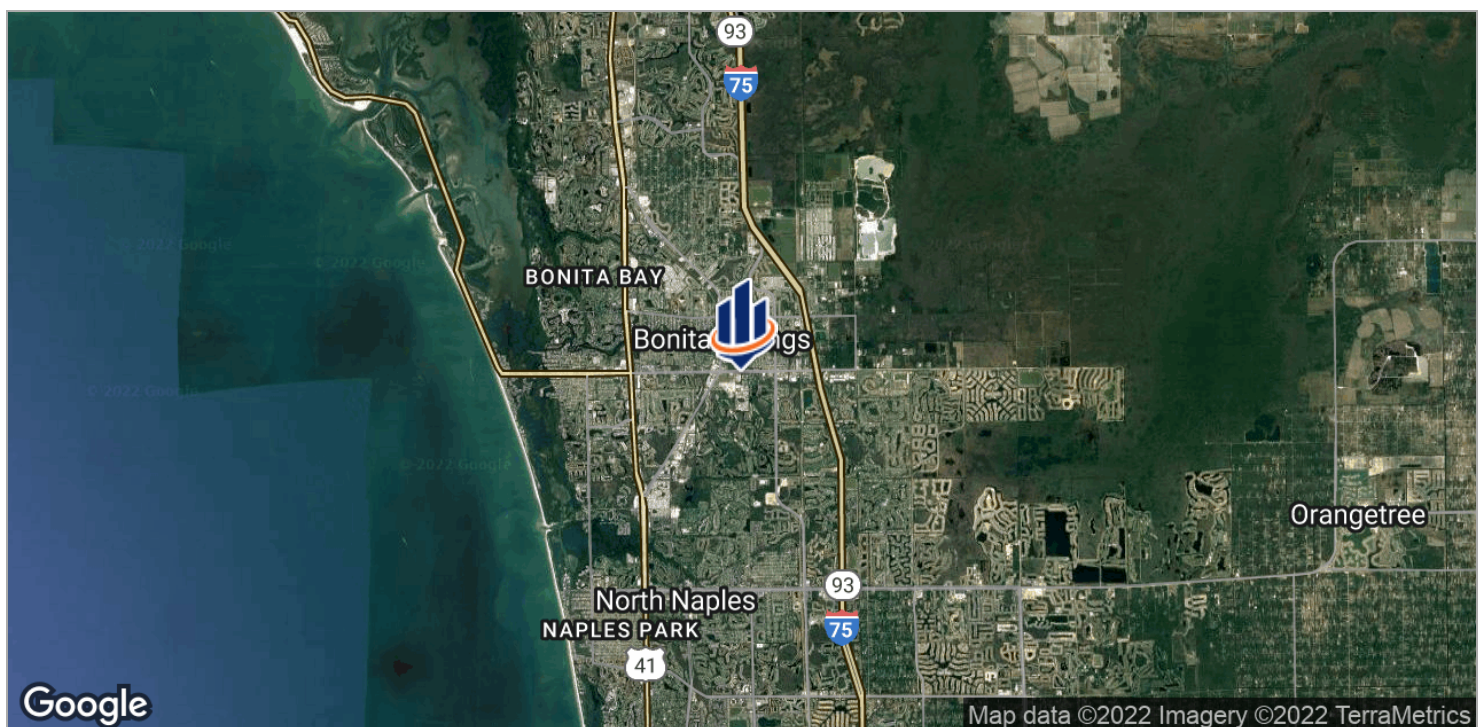
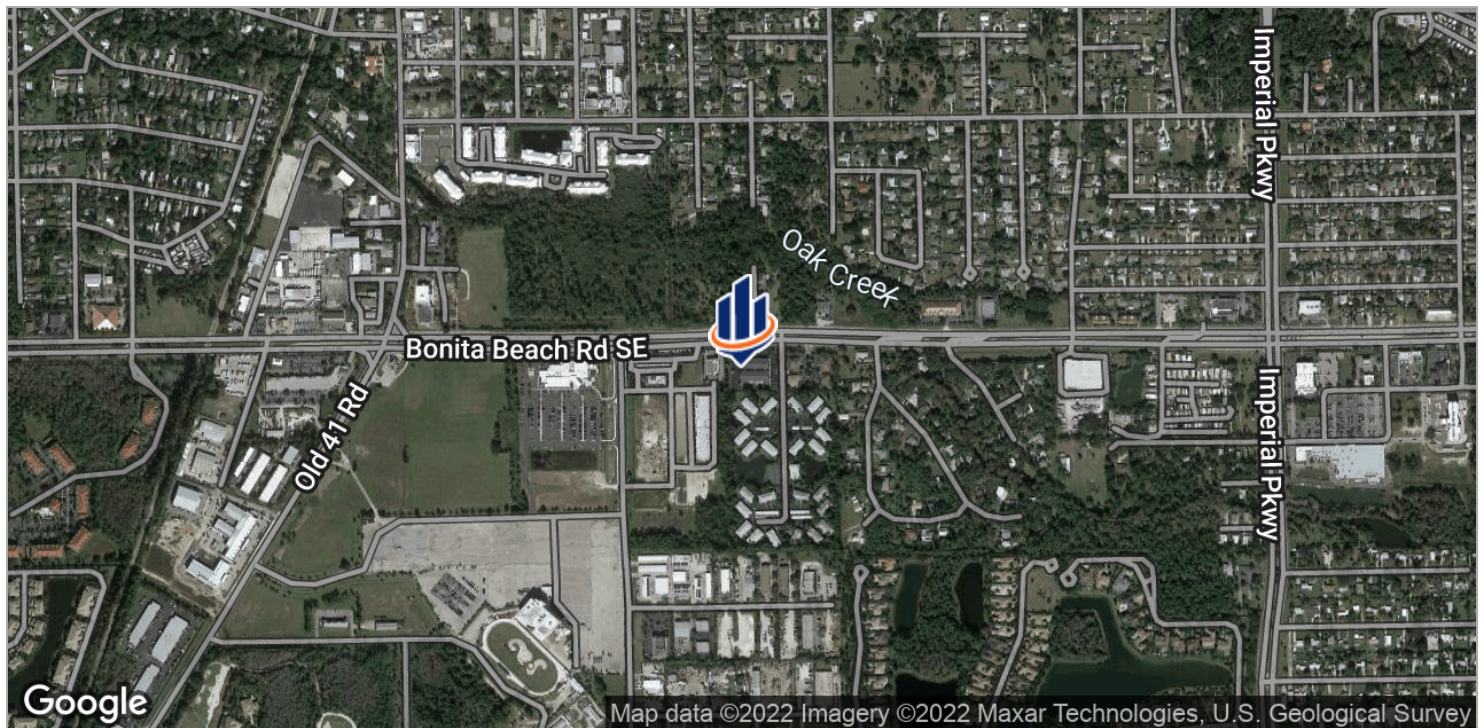


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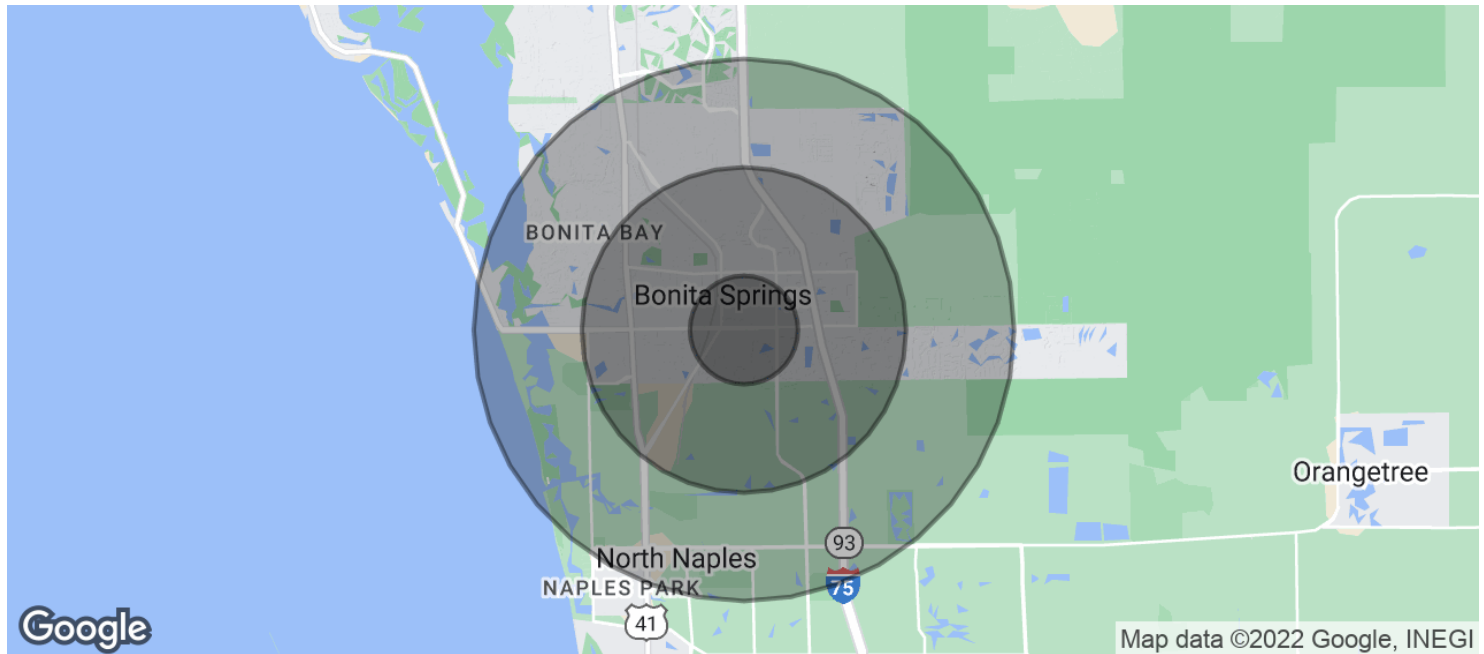


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POPULATION

	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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