

Retail Out Parcel I-75 Access | Bonita Springs, FL

For Sale | \$2,200,000



Offering Highlights

- 2+ acre out parcel for sale at \$2.2 mm or land lease (88,903 sf) at \$2.25 psf.
- In front of a Publix-anchored shopping center, Bonita Grande Crossing
- Perfect for fast-food, other food-related, or drug store
- Adjacent to Advance Auto Parts, also Mobil, 7-11, Wells Fargo and others.

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12721 Bonita Beach Rd SE • Bonita Springs, FL 34135



Investment Overview

Sale Price:	\$2,200,000
Lot Size:	2.04 Acres
APN #:	06-48-26-B2-0220B.0010
Zoning:	PUD
Market:	Bonita Springs
Sub Market:	East Bonita Springs
Cross Streets:	Bonita Grande
Traffic Count:	20,000

Property Overview

Property

A 2+ acre out parcel lot available for sale or land lease (lease rate is \$2.25 per square foot). Owner will build to suit if desired. Located just east of I75 on Bonita Beach Road (Exit 116) in front of a Publix Grocery Store-anchored shopping center, "Bonita Grande Crossing". Adjacent to Advance Auto Parts. The other out parcels are occupied by gas stations, banks and car care centers. This lot would be perfect for fast food with 2 acres of land to work with, and a corner location so lots of room for stacking lanes to accommodate a drive-thru. But other uses typical to outparcel lots will work as well- drug store, bank, gas, restaurant, etc. Good traffic counts estimated at 18,000-20,000 VPD and the property is adjacent to several upscale housing communities. This is a growing area with Bonita National Golf & Country Club to break ground on almost 1500 housing units in 2014. Adjacent to Worthington (800 homes, built out), Palmira (821 homes, built out), Hunters Ridge (558 homes, built out) and the exclusive communities of Quail West/Quail Creek just to the south.

The adjacent Bonita Grande Crossing Shopping Center is anchored by Publix (food, liquor and pharmacy), but also has Subway, Fashion Fresh Dry Cleaners, a Goodwill Store, an Asian restaurant, a pizza shop, beauty salon, insurance agency, nail salon, pack & ship store and three vacancies.

Good demographics: 3 mile radius (2012) is over 20,000 people, at 5 miles over 81,000, with median income around \$60,000.

Location

Just east of I-75 on Bonita Beach Road, this is an out parcel to a Publix-anchored shopping center at the Bernwood Park of Commerce.

Presented by

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