

Office Space For Lease

Timberwilde Drive

8899 Timberwilde Drive, Bonita Springs, FL 34135



OFFERING SUMMARY

Available SF:

Lease Rate:

N/A

CAM:

\$4.27 PSF

Lot Size:

0.81 Acres

Year Built:

2002

Building Size:

8,691 SF

Zoning:

CC

Building Class:

A

Market:

Southwest Florida

Submarket:

Bonita Springs

PROPERTY OVERVIEW

Timberwilde Drive offers medical, office or retail space located just off US-41 at a signalized intersection. Exterior building signage available along with US-41 pylon signage. Suite 102 is 1,404 SF and is built-out office space with many designer upgrades, glass walls and doors throughout. Location is great for servicing both the Fort Myers and Naples market.

PROPERTY HIGHLIGHTS

- Signalized intersection
- Exterior building signage with pylon signage
- Surrounded by prominent residential communities
- Approximately 2.5 miles south of Coconut Point Mall and 3.0 miles south of the Hertz Corporate Headquarters
- Easy to service both Lee and Collier Counties

Todd Sabin

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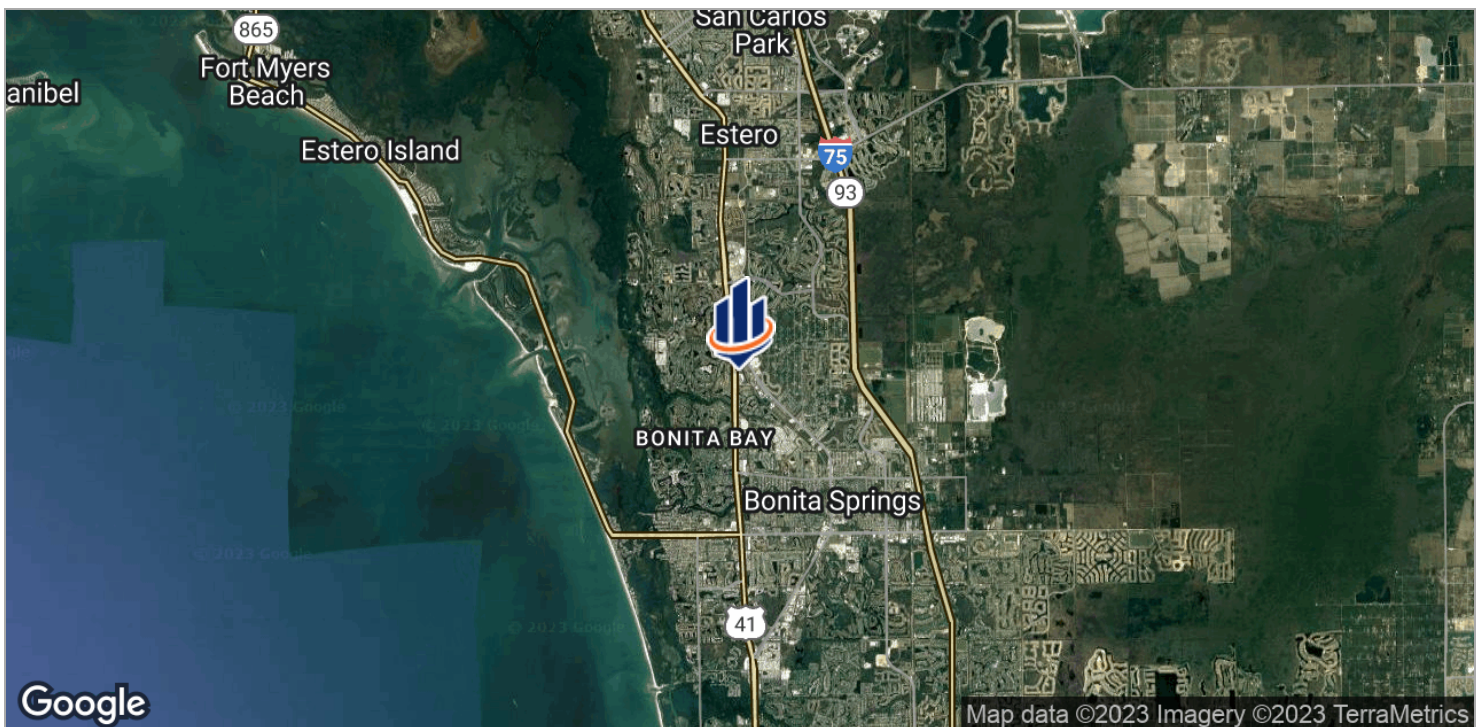
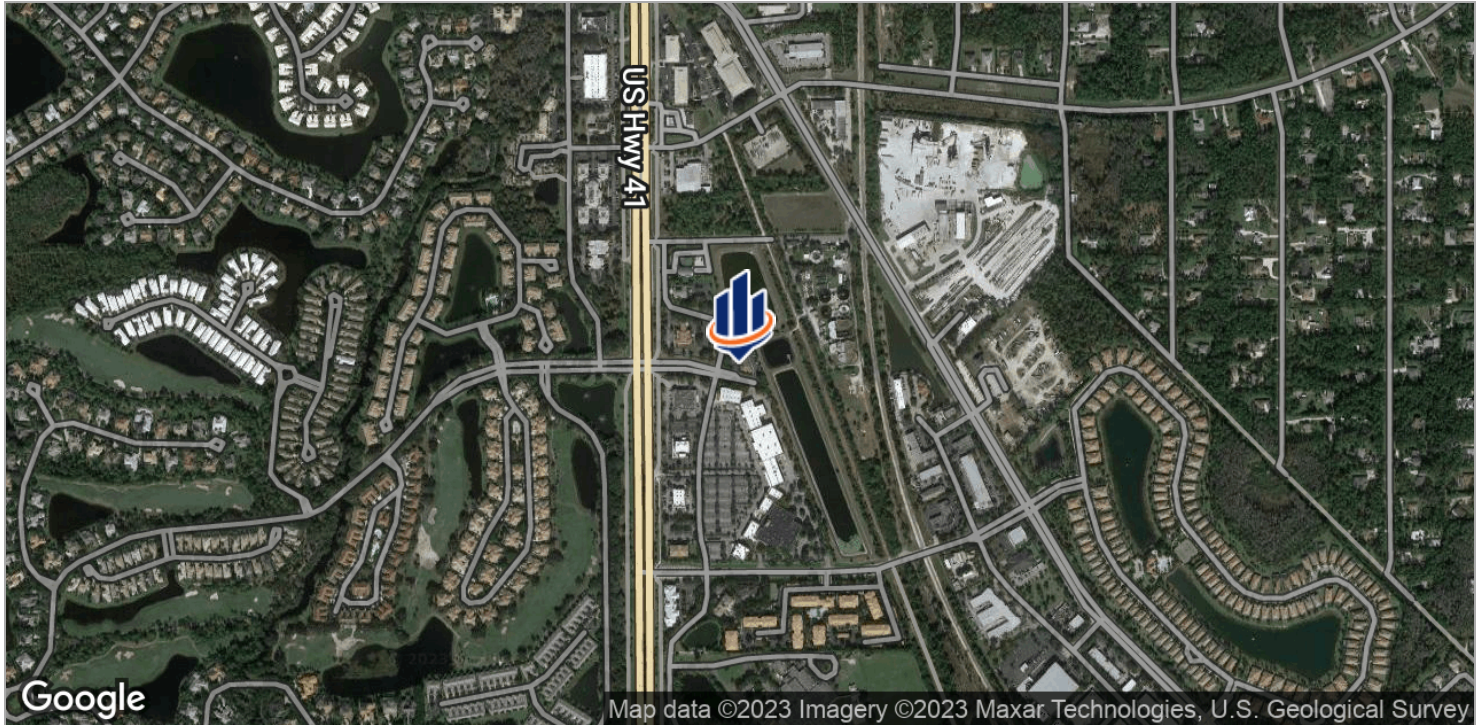


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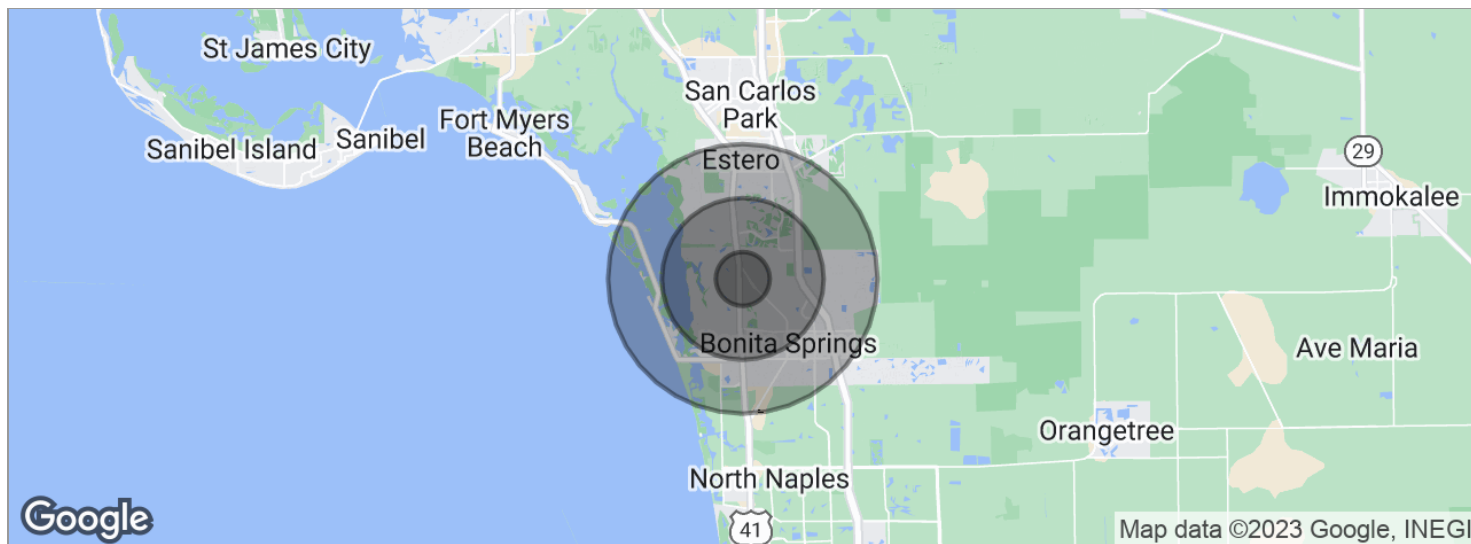


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,921	27,767	63,446
Median age	57.8	53.9	53.6
Median age [Male]	59.3	54.7	54.1
Median age [Female]	57.2	53.9	53.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,410	12,902	28,969
# of persons per HH	2.1	2.2	2.2
Average HH income	\$96,055	\$106,672	\$97,457
Average house value	\$311,400	\$316,662	\$318,136

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

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