

# INTERCHANGE RETAIL CENTER

## BONITA BEACH ROAD (EXIT 116)

WILLIAM RAVEIS

COMMERCIAL

850 5th Avenue South | Naples, FL  
www.NaplesCommercialRealty.com

# RETAIL FOR LEASE

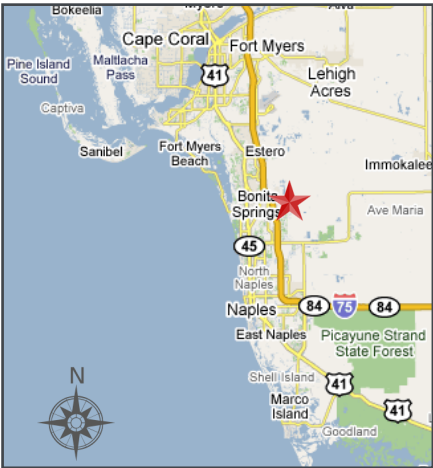
BONITA BEACH ROAD & I-75 INTERCHANGE, BONITA SPRINGS, FL



### BONITA'S NEWEST RETAIL ADDRESS

- **BUILDING:** 17,499sf +/- retail center
- **SITE:** 2.68 acres +/-  
148 parking spaces (8.5 to 1 ratio)
- **LOCATION:** SEQ of I-75 and Bonita Beach Road  
Midway between Naples & Ft. Myers
- **DETAILS:** Prime retail center—Bonita's newest retail address. High-growth corridor.
- **ZONING:** Retail, office, medical, restaurant

### LOCATION



Project developed by:



Michael Maurer  
239.289.9946

Mike.Maurer@raveis.com

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RETAIL FOR LEASE

## PRICING & DELIVERY

### “Gray Shell” Delivery by Landlord:

- Anodized aluminum entry doors with impact resistant tinted glazing
- Single-ply, insulated roof & walk pads
- Plumbing rough-in for restroom
- Electrical Service: 200 Amp, 120/208V, 3-phase per panel (400 Amps for restaurant space) plus one (1) service outlet adjacent to panel (Additional power requirements shall be at Tenant’s sole cost and expense)
- Fire suppression
- Fire extinguisher per code
- Flooring: dirt floor (compacted and graded)

### Pricing:

- Suite 1 - 3,523sf: LEASED (Meridian Bank)
- Suite 2B - 793sf: LEASED (Meridian Bank)
- **Suite 2A - 800sf: \$3,900/mo. gross (includes CAM)**
- Suite 3 - 2,451sf: LEASED (Dentist)
- Suite 4 - 2,012sf: LEASED (V’s Nail Salon)
- Suite 5 - 2,032sf: LEASED (Chip ‘n Cut)
- **Suite 6 - 5,888sf\*: \$16,500/mo. gross (includes CAM)**  
*(Restaurant—end cap—can be split)*

*\*SF includes 1,423sf structural/covered four-season patio  
plus 1,250sf uncovered patio \*Estimated CAM: \$7.00psf*

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RESTAURANT SPACE WITH PATIO



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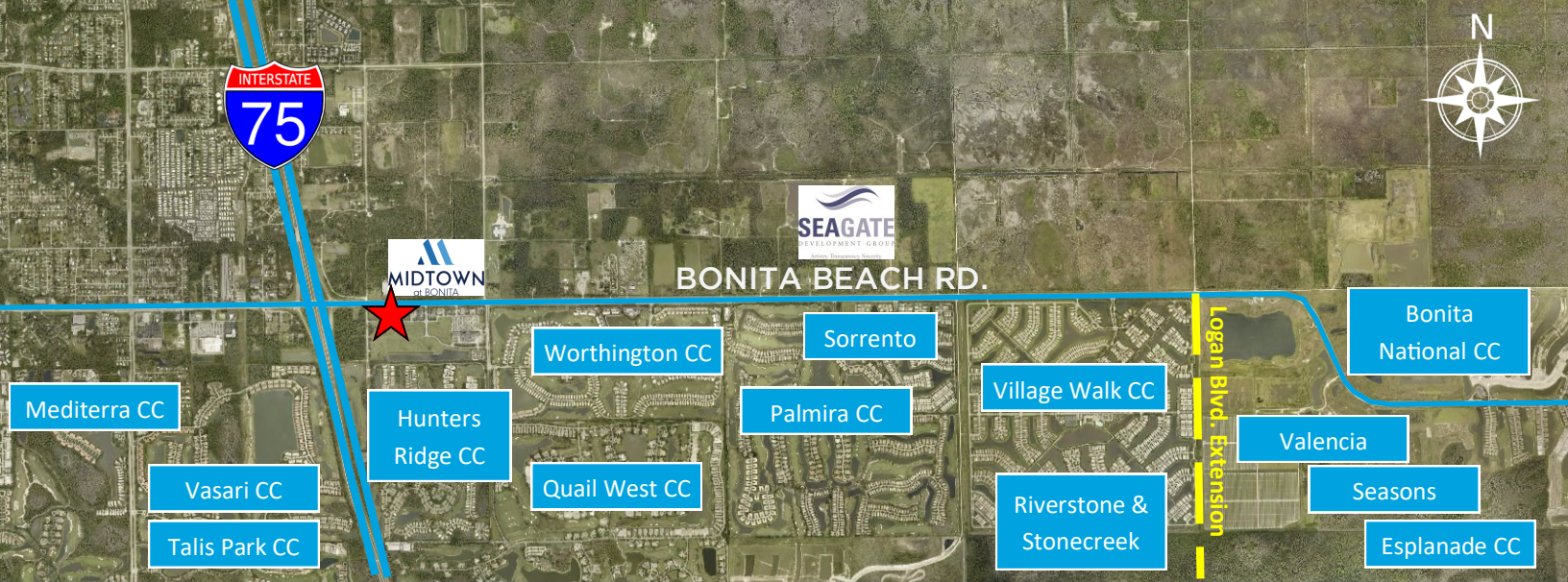
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DEVELOPMENT	DWELLING UNITS
Mediterra CC	950
Vasari CC	770
Talis Park CC	625
Hunter's Ridge CC	550
Worthington CC	800
Quail West CC	650
Palmira CC	800
Village Walk	1,650
Bonita National CC	1,485
Riverstone & Stonecreek	1,422
Esplanade CC	1,120
Sorrento	152
Seasons	548
Valencia	997
<b>Totals:</b>	<b>12,519</b>

### MASTER PLANNED RESIDENTIAL COMMUNITIES

Underserved Growth Corridor

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### 2025 DEMOGRAPHICS

Source: Co-Star

DEMO	1-MILE	3-MILE	5-MILE
Total Population	5,272	37,704	101,934
Avg Household Income	\$131,243	\$118,777	\$120,612
Total Households	2,341	15,907	45,859
Median Age	64.0	54.1	58.3

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