

25987 S TAMiami TRAIL

BONITA COMMONS

BONITA SPRINGS, FL 34134

AVAILABLE
UNIT 107
1,300 SF

OUTPARCEL 1

OUTPARCEL 2

FOR LEASE
RETAIL SPACE
HIGH VISIBILITY US 41 LOCATION

LEASE RATE: **\$25.00 PSF NNN**

UNIT	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	CAM (PSF)	MONTHLY CAM	TOTAL MONTHLY RENT
107	1,300	\$25.00	\$2,708.33	\$6.93	\$750.75	\$3,459.08

SIZE: **1,300± SF**

CAM: **\$6.93 PSF**

ZONING: **CPD - Commercial Planned Development**

YEAR BUILT: **2007 (2025 Renovated)**

PARKING RATIO: **6.17/1,000 SF (375 Spaces)**

PROPERTY OVERVIEW

Bonita Commons is a premier 64,988± SF neighborhood shopping center strategically positioned along highly traveled US 41 (South Tamiami Trail) in Bonita Springs. Located directly across from the prestigious 2,400-acre Bonita Bay community, the center benefits from a built-in customer base of more than 3,000 residences and strong year-round demographics. With excellent frontage, prominent signage opportunities, and convenient access between Naples and Fort Myers, Bonita Commons offers an ideal setting for retail, medical, office, and service-oriented businesses.





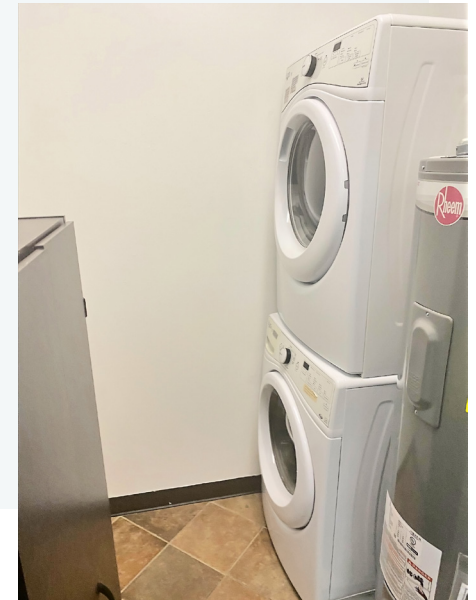
PROPERTY FEATURES

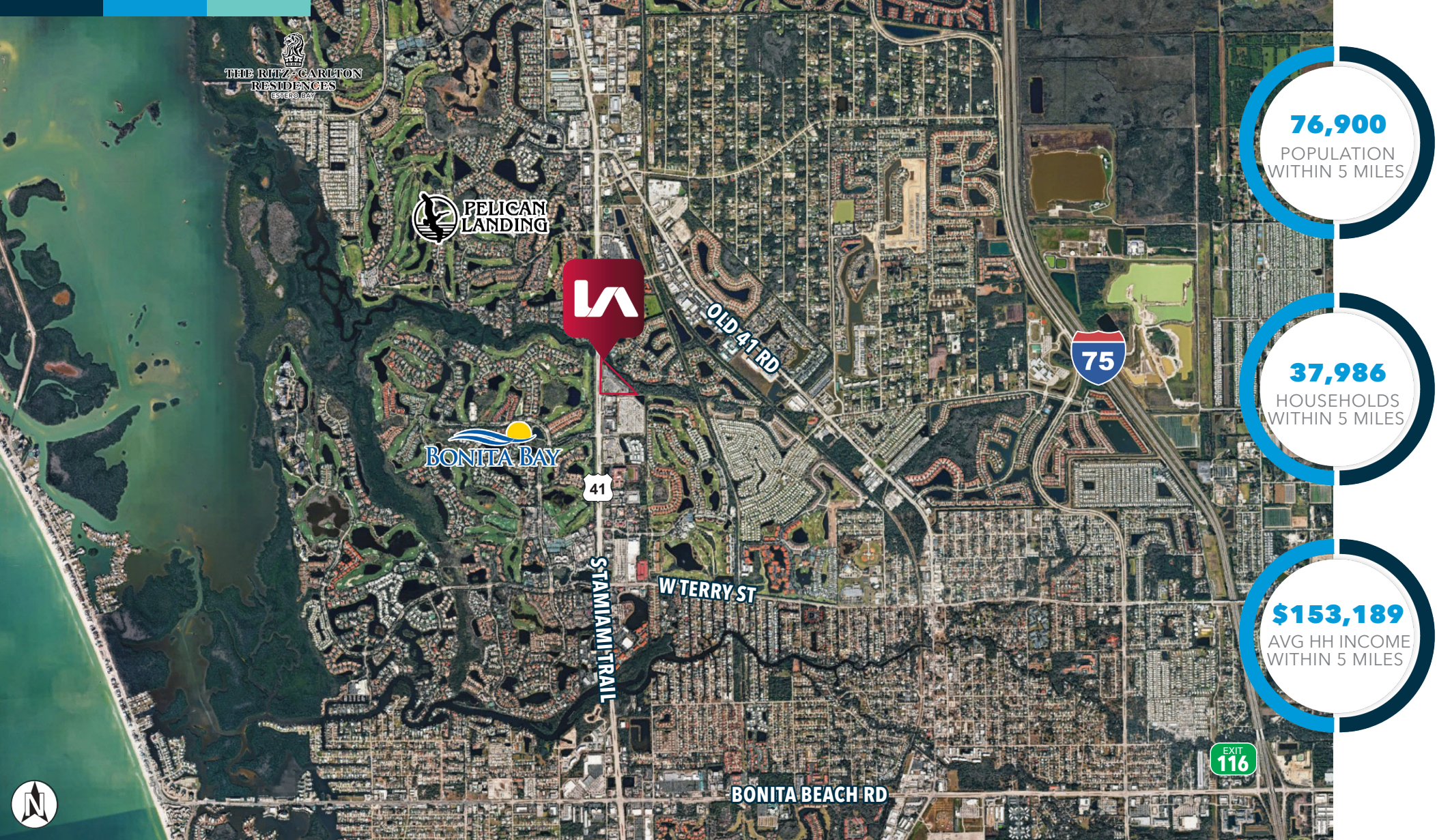
- Excellent Visibility & Frontage on US 41
- Directly Across from Bonita Bay
- Building & Pylon Signage Available
- Dedicated Turn Lane for Convenient Access
- Strong Year-Round & Seasonal Consumer Base
- Convenient Access Between Naples & Fort Myers
- Ideal for Retail, Medical, Office & Service Users
- Outparcels Available for Ground Lease or Build-to-Suit

UNIT 107
1,300± SF

FORMER SALON SPACE

- This suite is currently built out as a salon, offering an opportunity for beauty, wellness, or personal service users to minimize upfront improvements. The existing layout can also be adapted for a variety of retail or office uses.





LOCATION DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 POPULATION	5,141	45,560	76,900
HOUSEHOLDS	2,733	21,996	37,986
MEDIAN HOUSEHOLD INCOME	\$81,073	\$93,972	\$100,544
AVG. HOUSEHOLD INCOME	\$123,582	\$141,937	\$153,189

TRAFFIC COUNTS

VOLUME (AADT)	YEAR
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48,500 (US 41) 2025

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LEASING CONTACTS:

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