



NORTH BAY VILLAGE

FOR LEASE- OFFICE SPACE / RETAIL OPPORTUNITY

PROPERTY OVERVIEW

- Situated on the east side of US Highway 41 (Tamiami Trail).
- Located just north of Bonita Beach Road in North Bay Village.
- The area is experiencing rapid growth, with a projected 10% population increase through 2026 within a 15-mile radius.
- Close proximity to Publix, CVS, Anytime Fitness, and Walgreens.
- Beautifully landscaped with fountains and mature palm trees.
- Creates an elegant and inviting setting for the property.

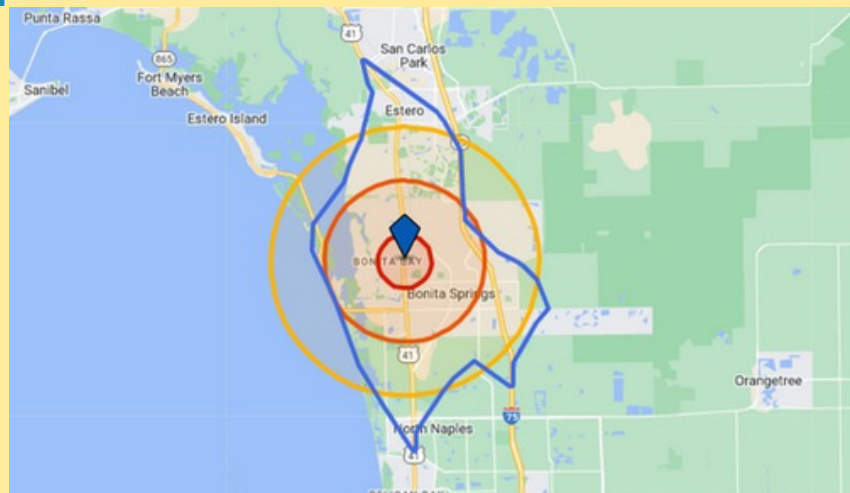
PROPERTY HIGHLIGHTS

- Central location between Naples and Fort Myers with easy-going come and go access
- High Traffic Plaza with Ample Parking
- Direct frontage on US 41 (Tamiami Trail) – Southwest Florida's premier high traffic commercial corridor
- Dedicated Turn Lane & Freeway Visibility

Availability: 5 Units starting at:
\$14 / SQFT NNN

Property Details

Rental Rate	\$25.00 /SF/YR
Center Type	Neighborhood Center
Parking	91 Spaces
Zoning	C-1A
Year Built	2004
Center Properties	3
Frontage	770' on Tamiami
Gross Leasable Area	115,713 SF
Total Land Area	15.42 AC





FIVE DIAMONDS
MANAGEMENT

26381 S TAMiami TRL, BONITA SPRINGS, FL

1st Floor Unit: 134

Space Use: Office / Retail
Condition: Excellent
Availability: Now



Base Rent: \$25.00 / FT
NNN: \$5.63 / FT



SPACE DETAILS

- Lease rate does not include utilities.
- Large Lobby Area
- Open floor plan in half of unit
- Adequate parking in front of unit
- Private Bathroom
- Great Natural Lighting

SPACE AVAILABILITY

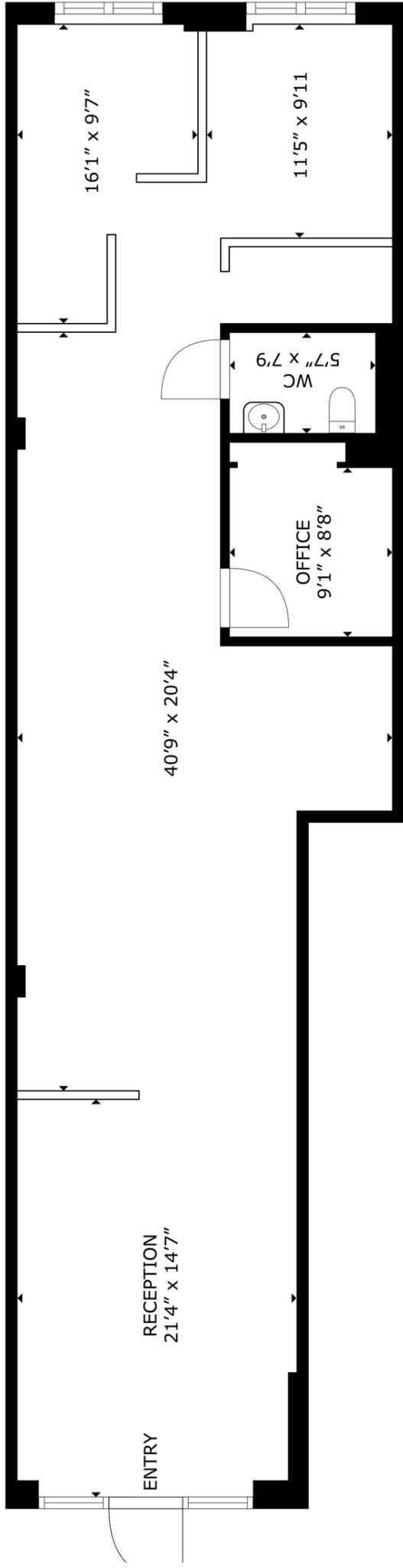
Space	Unit 134
Size	1,327 SQFT
Term	NEGOTIABLE
Rate	\$25.00/FT/YR
Type	NNN

Contact us for more information:

Phone: 239-778-8899

Email: office@5dpm.com

FIVE DIAMONDS PROPERTY
MANAGEMENT, INC. 1250 TAMiami
TRL N #211, NAPLES FL 34102





TENANT OVERVIEW

SELECT TENANTS AT NORTH BAY VILLAGE



TENANT	DESCRIPTION	US LOCATIONS	REACH
Bonefish Grill	Restaurant	279	National
Edible Arrangements	Other Services	1,710	International
eMaintenance	Professional, Scientific, and Technical Services	-	-
Engel and Volkers	Real Estate	2	Regional

NEARBY MAJOR RETAILERS



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