



**CUSHMAN &
WAKEFIELD**

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA

FOR LEASE

25987 S. Tamiami Trl.
Bonita Springs, FL 34134

BONITA COMMONS SHOPPING CENTER

**Motivated
Landlord –
All Offers
Considered**



Property Highlights

- Strong traffic counts & great demographics
- Excellent visibility from US-41
- Meticulously maintained center
- Ample Parking
- Across from 2,400-acre Bonita Bay Community
- CPD zoning offering multiple uses
- Built in 2007



**GREAT
TENANT
MIX**



SUITE	SIZE (SF)	LEASE RATE (SF) NNN	CAM (PSF)	SALES TAX	MONTHLY RATE
103	3,854	\$14.00	\$4.70	\$348.34	\$6,354.15

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Site Plan



Population	1 Mile	3 Miles	5 Miles
2017 Population	6,178	44,647	81,050
2022 Population	7,110	50,947	92,458
Population Growth 2017-2022	15.09%	14.11%	14.08%
Traffic*			
Collection St. & Cross St.	Traffic Vol.	Distance	Year
S. Tamiami Trl. & Bay Commons Dr. S.	57,000	0.88 mi	2016
S. Tamiami Trl. & Pelican Colony Blvd.	48,500	1.94 mi	2016
Cochran St. & Old 41 Rd. E.	16,900	1.99 mi	2016
Income	1 Mile	3 Miles	5 Miles
2017 Average Household Income	\$92,371	\$90,465	\$91,705

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* Made with TrafficMetrix® Products



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