

VALUE-ADD PLAZA ON US 41 BONITA SPRINGS



FOR SALE

24520 PRODUCTION CIRCLE, BONITA SPRINGS, FL 34135



- PRICE:** \$3,500,000 @ \$183 PSF
- CAP RATE:** 6.25% (Year 2)
- SIZE:** 19,092± SF on 2.01± Acres
- LOCATION:** NE corner of S Tamiami Trail (US 41) and Production Circle
- ZONING:** CG - Commercial General (City of Bonita Springs) [Click here for uses](#)
- YEAR BUILT:** 1998
- PARKING:** 4.4/1,000 SF (79 Spaces)
- RE TAXES:** \$29,107 (2023)
- PARCEL ID:** 16-47-25-B3-00500.0010

VOGUE PLAZA

Vogue Plaza is a meticulously maintained plaza fronting on bustling US 41 across from Pelican Landing in an affluent area of Bonita Springs. Vogue Interiors and Kingon Homes have long anchored this six-tenant plaza occupying 35% and 26% of the space respectively. Suites 3 & 4 just became available allowing those rents to be increased. The Seller will leaseback Suite 1 that is vanilla shell and Suite 7 that is fully finished at a rate to be negotiated. Please contact the listing agent for additional financial information.

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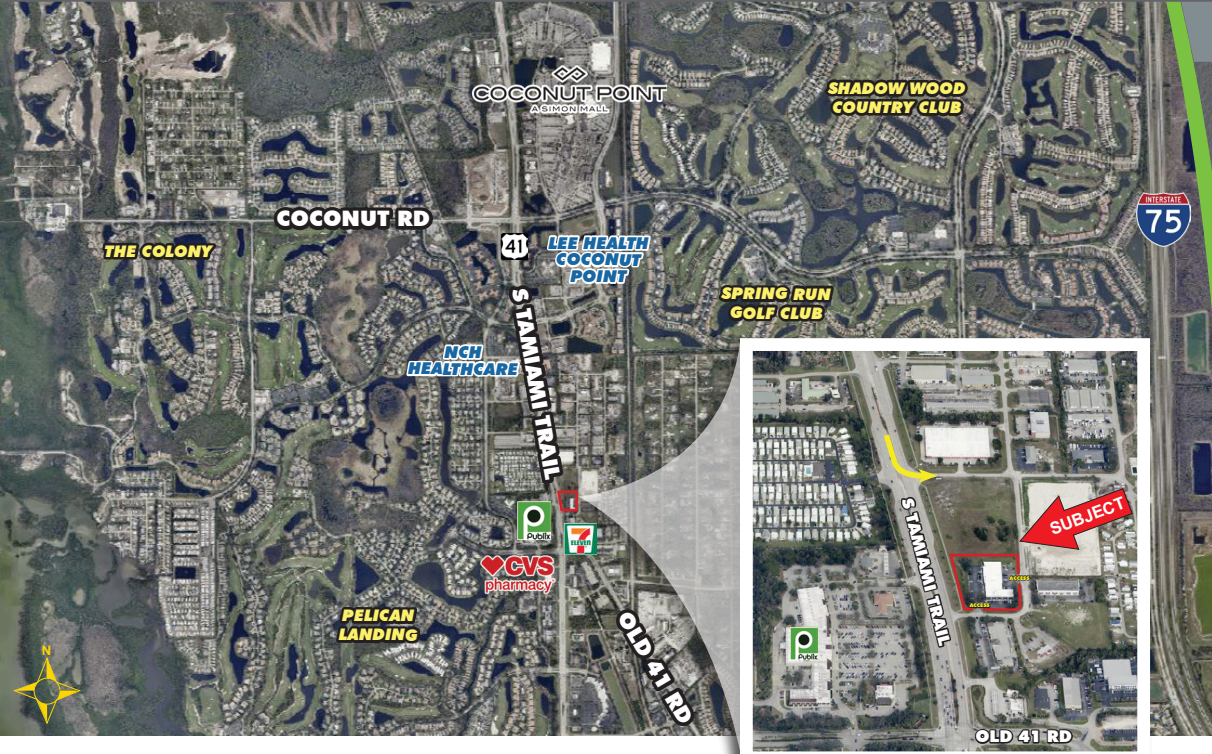
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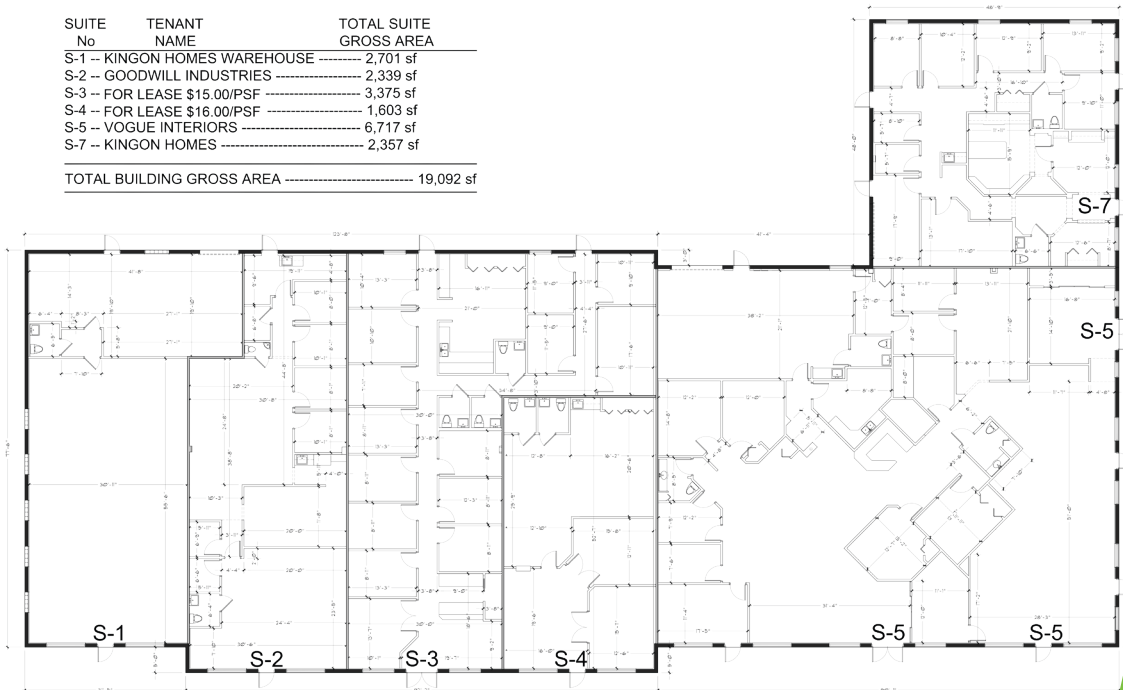
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HIGHLIGHTS

- 324' Frontage on US 41
- 59,000 AADT on US 41
- US 41 southbound median cut access at Production Blvd
- Access via 2 curb cuts on Production Circle
- Pylon and building signage
- Ample parking in both front and rear of unit
- Some suites have rear overhead doors
- Plaza is freshly painted
- 1 water & 1 irrigation meter
- Median HH Income >\$97,000

SUITE No	TENANT NAME	TOTAL SUITE GROSS AREA
S-1	KINGON HOMES WAREHOUSE	2,701 sf
S-2	GOODWILL INDUSTRIES	2,339 sf
S-3	FOR LEASE \$15.00/PSF	3,375 sf
S-4	FOR LEASE \$16.00/PSF	1,603 sf
S-5	VOGUE INTERIORS	6,717 sf
S-7	KINGON HOMES	2,357 sf
TOTAL BUILDING GROSS AREA		19,092 sf



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2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	3,774	32,434	78,559
EST. HOUSEHOLDS	2,077	16,099	37,344
EST. MEDIAN HOUSEHOLD INCOME	\$97,543	\$93,092	\$83,525
TRAFFIC COUNTS (2022)	59,000 AADT (US 41)		

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