

# RETAIL/OFFICE SPACE

## US 41 FRONTAGE



# FOR LEASE

24520 PRODUCTION CIRCLE, BONITA SPRINGS, FL 34135



UNIT	SIZE (SF)	LEASE RATE (PSF)	MONTHLY RENT	CAM (PSF)	MONTHLY CAM	MONTHLY SALES TAX	MONTHLY TOTAL
3	3,375	\$15.00 NNN	\$4,218.75	\$4.25	\$1,195.31	\$270.70	\$5,684.77
4	1,603	\$16.00 NNN	\$2,137.33	\$4.25	\$567.73	\$135.25	\$2,840.32

**LEASE RATE:** From \$15.00 PSF NNN

**CAM:** \$4.25 PSF

**LOCATION:** NE corner of S Tamiami Trail (US 41) and Production Circle

**ZONING:** CG - Commercial General (City of Bonita Springs) [Click here for uses](#)

**UTILITIES:** Water, sewer and trash removal included in CAM

**YEAR BUILT:** 1998

**PARKING:** 4.4/1,000 SF (79 Spaces)

### 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. Unit 3's layout includes an open work area, 12 private offices, 2 conference rooms and a kitchen/break room. Unit 4's layout includes a large reception area, conference room and open work area.

### CONTACT

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**Founding Partner**  
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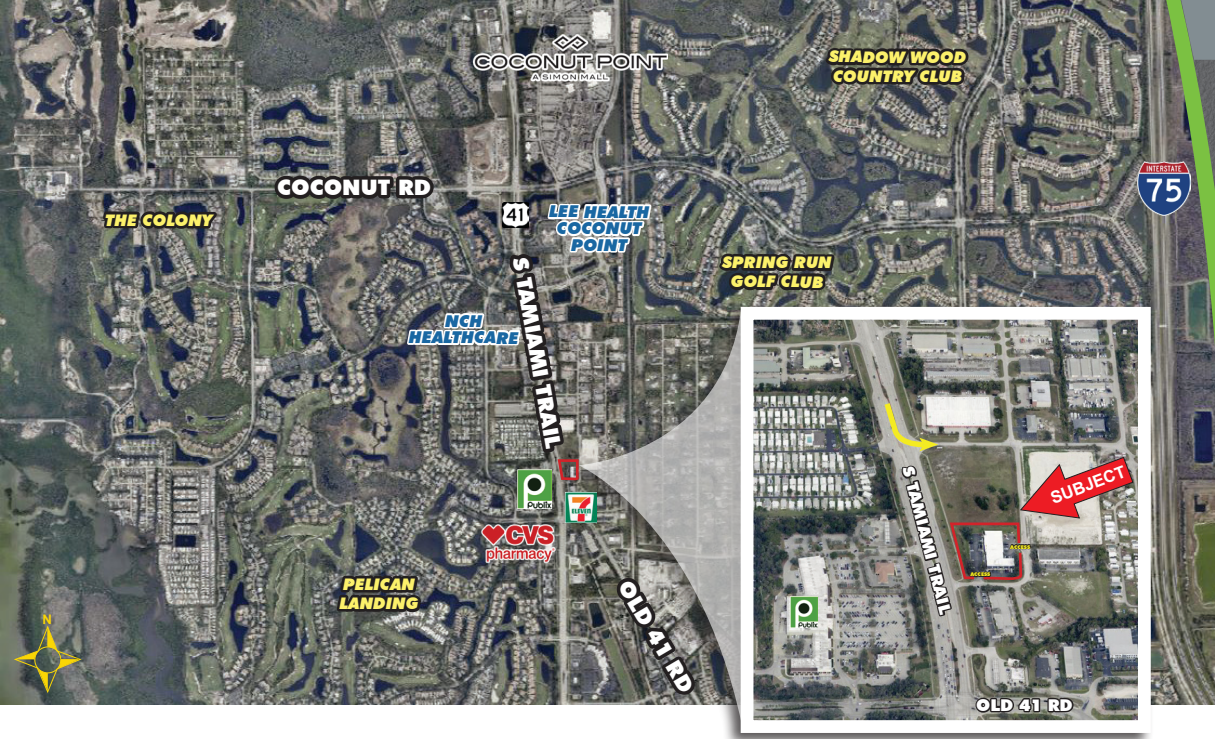
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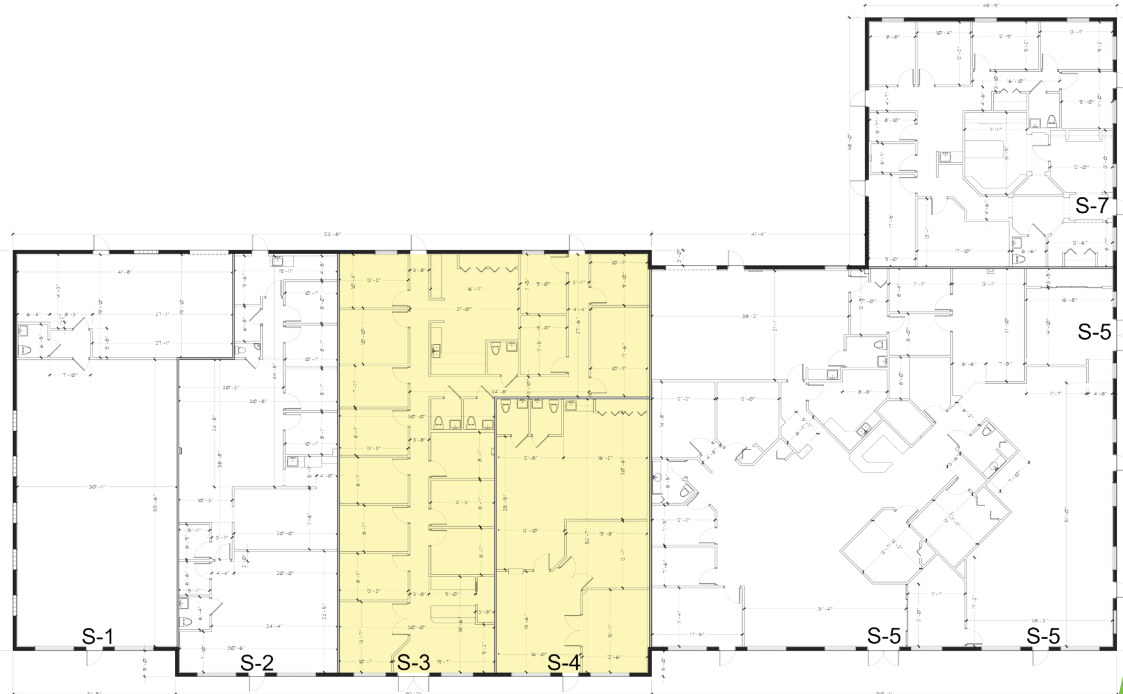
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### HIGHLIGHTS

- 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



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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)		

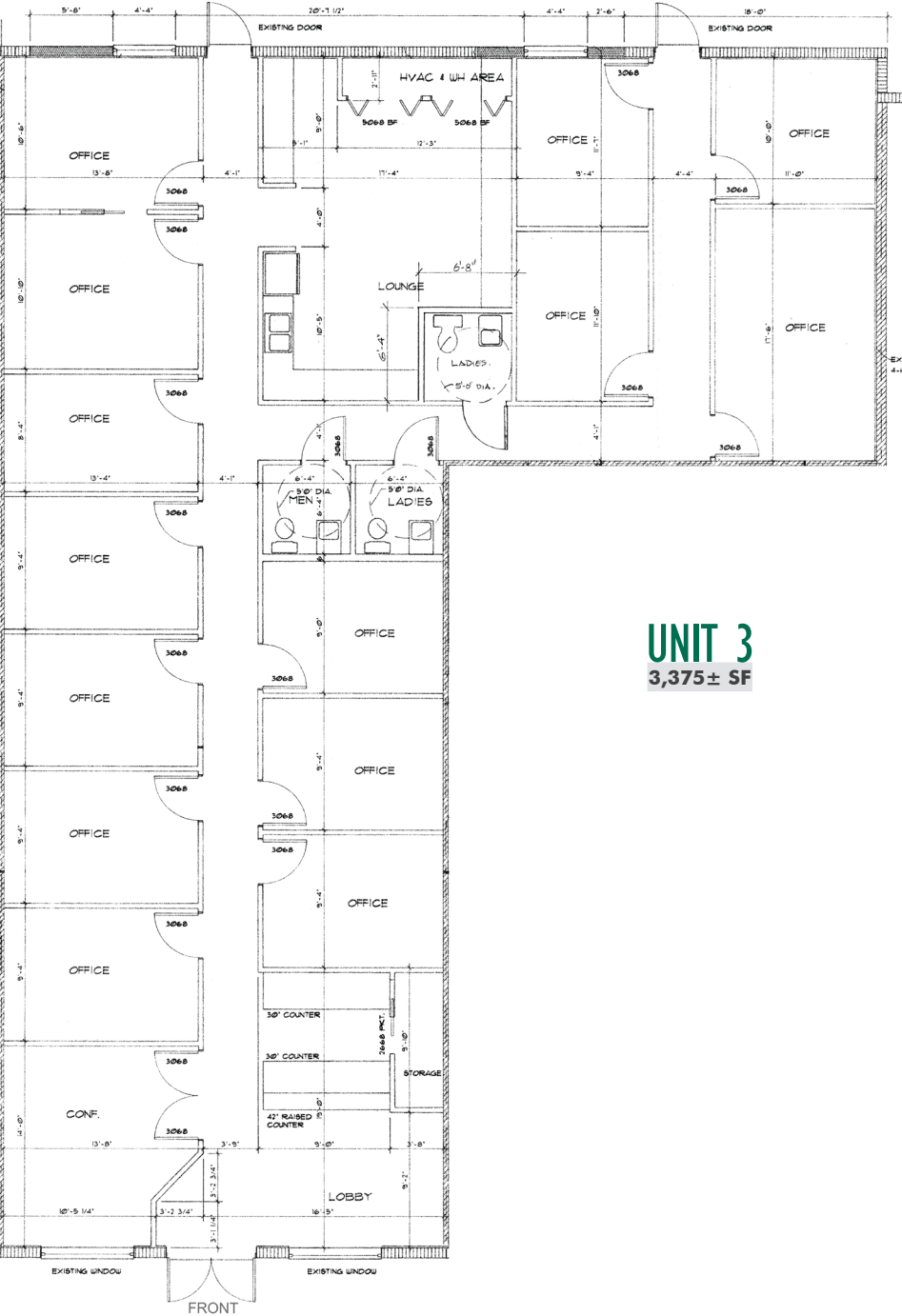
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**UNIT 3**  
3,375 ± SF



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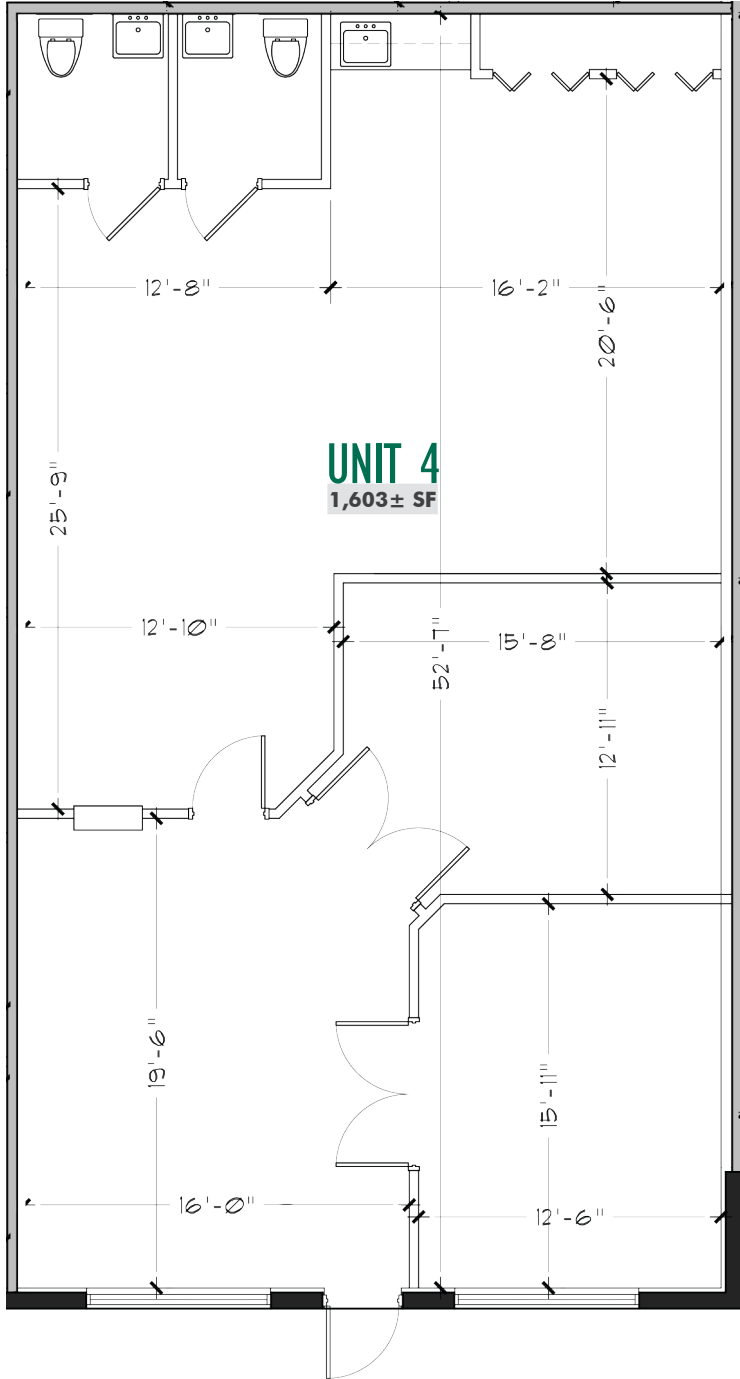
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