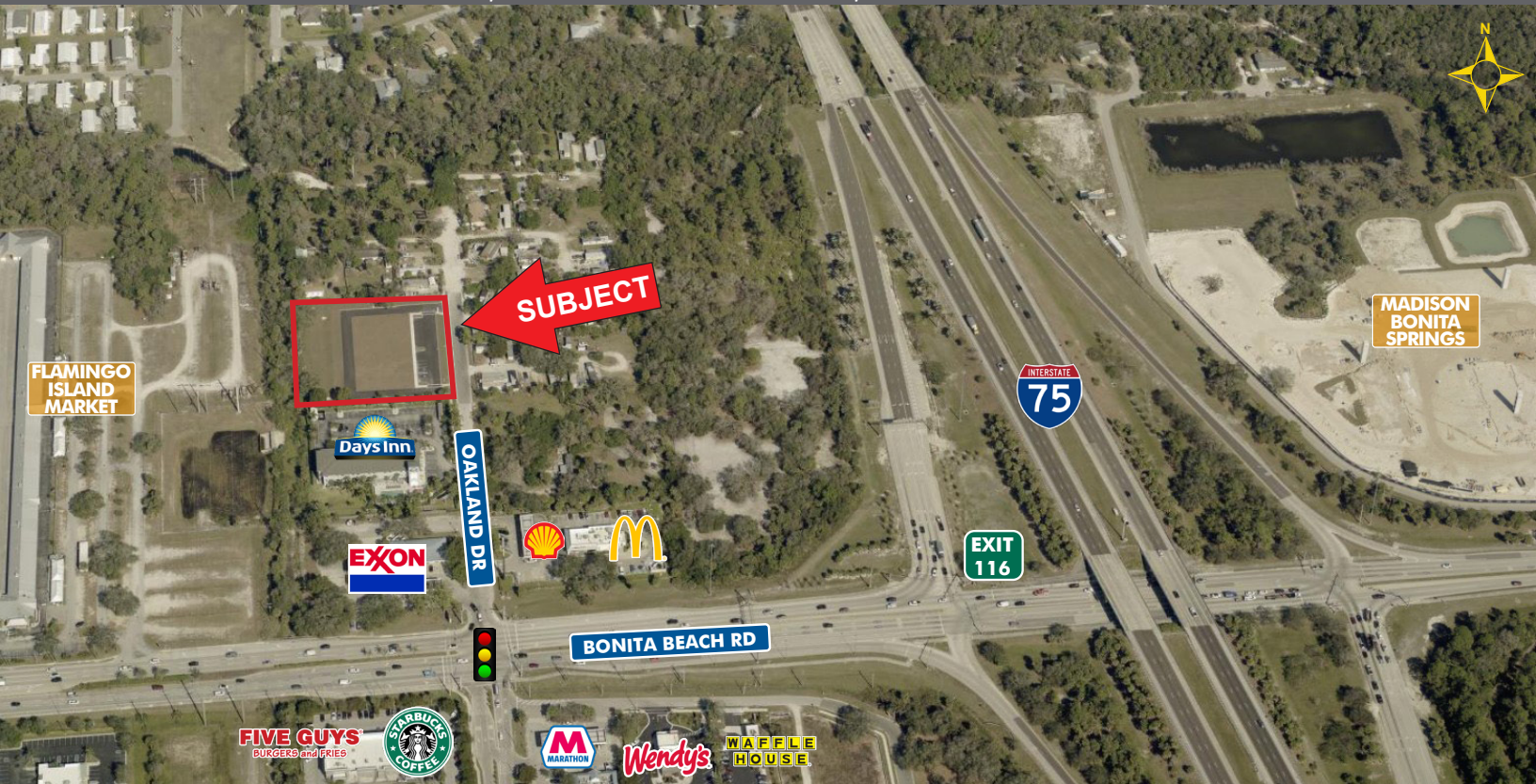


OPEN STORAGE | 20,000 SF PAD I-75 & BONITA BEACH RD | EXIT 116

FOR LEASE

27971 OAKLAND DRIVE, BONITA SPRINGS, FL 34135



LAND LEASE PRICE:	\$15,000 Per Month NNN
LAND SIZE:	1.95± Acres
SIGNALIZED ACCESS:	Bonita Beach Road & Oakland Drive
ZONING:	Ordinance No. 23-04 Open Storage/25,000 SF Flex
APPROVED D.O.:	00523-105546
COMP PLAN:	Interchange Commercial
FLOOD ZONE:	AE-EL13
UTILITIES:	Water & Sewer: Bonita Springs Utilities
RE TAXES:	\$12,214 (2024)
PARCEL ID:	31-47-26-B4-00100.0050

This 1.95± acre sites zoning allows for a multitude of uses: open storage, landscape crew staging, vehicle staging, light industrial uses, hotels, restaurants and more. This location just 2 minutes off of I-75 at Bonita Beach Road, Exit 116 provides easy access to Bonita Springs, Naples, and Fort Myers. The owner has completed \$1,100,000 in site improvements as stipulated in the zoning ordinance, including a 300' extension of Oakland Drive with sidewalk, site clearing and fill, a prepared building pad, all retention, 8' high opaque perimeter fencing, two curb cuts, and landscape buffering. The site is fully improved and ready for occupancy.

CONTACT

stan stouder, CCIM
Founding Partner

239.481.3800 x205

stan.stouder@creconsultants.com

12140 Carissa Commerce Ct, Suite 102
Fort Myers, FL 33966

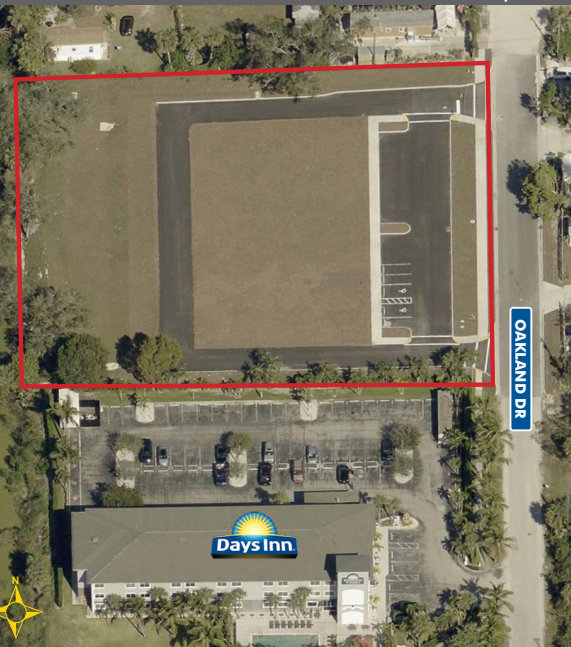
1100 Fifth Ave. S, Suite 404
Naples, FL 34102

OPEN STORAGE | 20,000 SF PAD

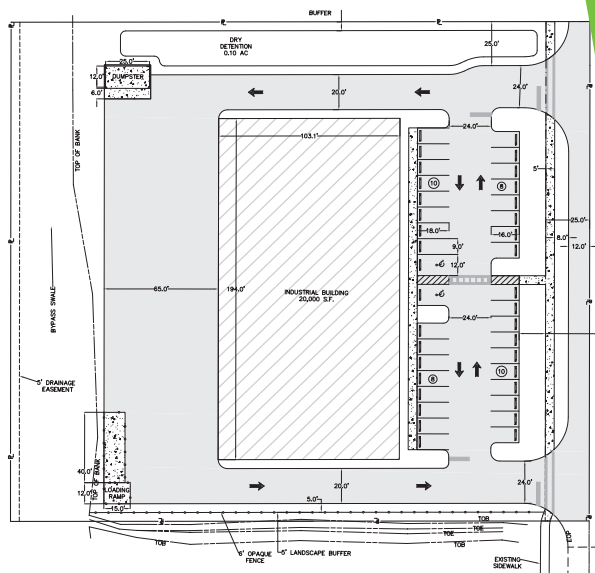
I-75 & BONITA BEACH RD | EXIT 116

FOR LEASE

27971 OAKLAND DRIVE, BONITA SPRINGS, FL 34135

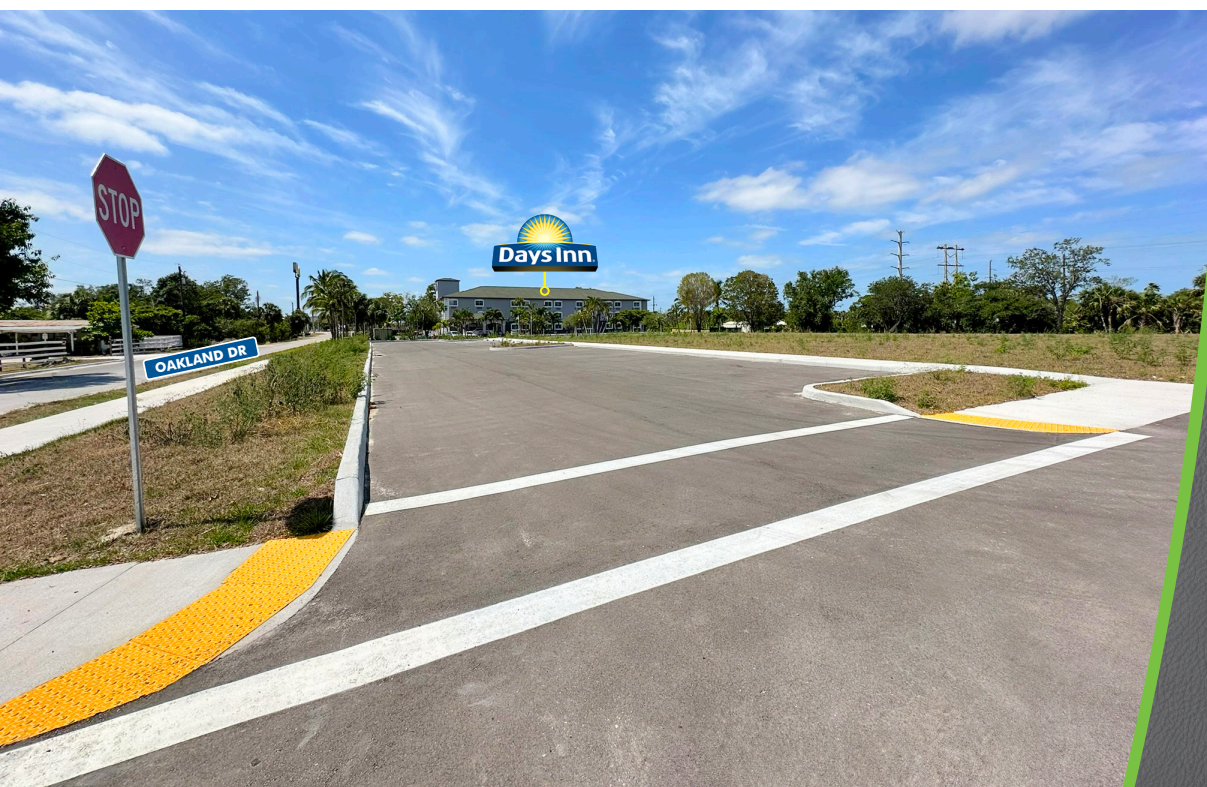


SITE PLAN



HIGHLIGHTS

- Exit 116 Bonita Beach Rd @ I-75
- Behind McDonalds, Shell, Exxon and Days Inn
- Quick access to Naples and Fort Myers from this site in Bonita Springs
- Owner will consider a build-to-suit for a national credit tenant
- Zoning permits hotels, restaurants, light industrial and open storage
- D.O. Improvements:
 - 300' Oakland Drive extension and sidewalk
 - Clear, Fill, Fence
 - 2 Curb Cuts
 - Excessive Buffering Building Pad Ready, All Retention In-place



CONTACT

stan stouder, CCIM
Founding Partner
239.481.3800 x205

stan.stouder@creconsultants.com

2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	4,878	41,675	97,966
EST. HOUSEHOLDS	1,962	17,618	45,722
EST. MEDIAN HOUSEHOLD INCOME	\$94,706	\$85,266	\$95,436
TRAFFIC COUNT (2024)	41,000 AADT (Bonita Beach Road)		

The information contained herein was obtained from sources believed reliable. CRE Consultants makes no guarantees, warranties or representations as to the completeness or accuracy thereof, and is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

04/28/25