

BONITA BEACH COMMERCIAL

6.89± ACRE COMMERCIAL OPPORTUNITY IN BONITA SPRINGS, FL



**68-ACRE
MIXED-USE DEVELOPMENT**

BONITA BEACH RD. AADT: 21,400±

BONITA GRANDE DR.



BONITA BEACH COMMERCIAL



OFFERING SUMMARY

Address: 13090 Bonita Beach Rd. SE
Bonita Springs, FL 34135

Property Size: 6.89± Acres | 299,998 Sq. Ft.

Zoning: Community Commercial;
Tourist Commercial

Future Land Use: General Interchange

Parcel ID: 32-47-26-00-00001.0070;
32-47-26-00-00001.007A

Permits: SFWMD Permit #: 36-05619-P

Utilities: All Available

2019 Taxes: \$12,884

Price: \$2,495,000 | \$8.32 PSF

PLEASE DIRECT ALL OFFERS TO:

Alexis North
anorth@lsicompanies.com | 239.489.4066

Justin Thibaut, CCIM
jthibaut@lsicompanies.com | 239.489.4066

OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.



BONITA BEACH COMMERCIAL

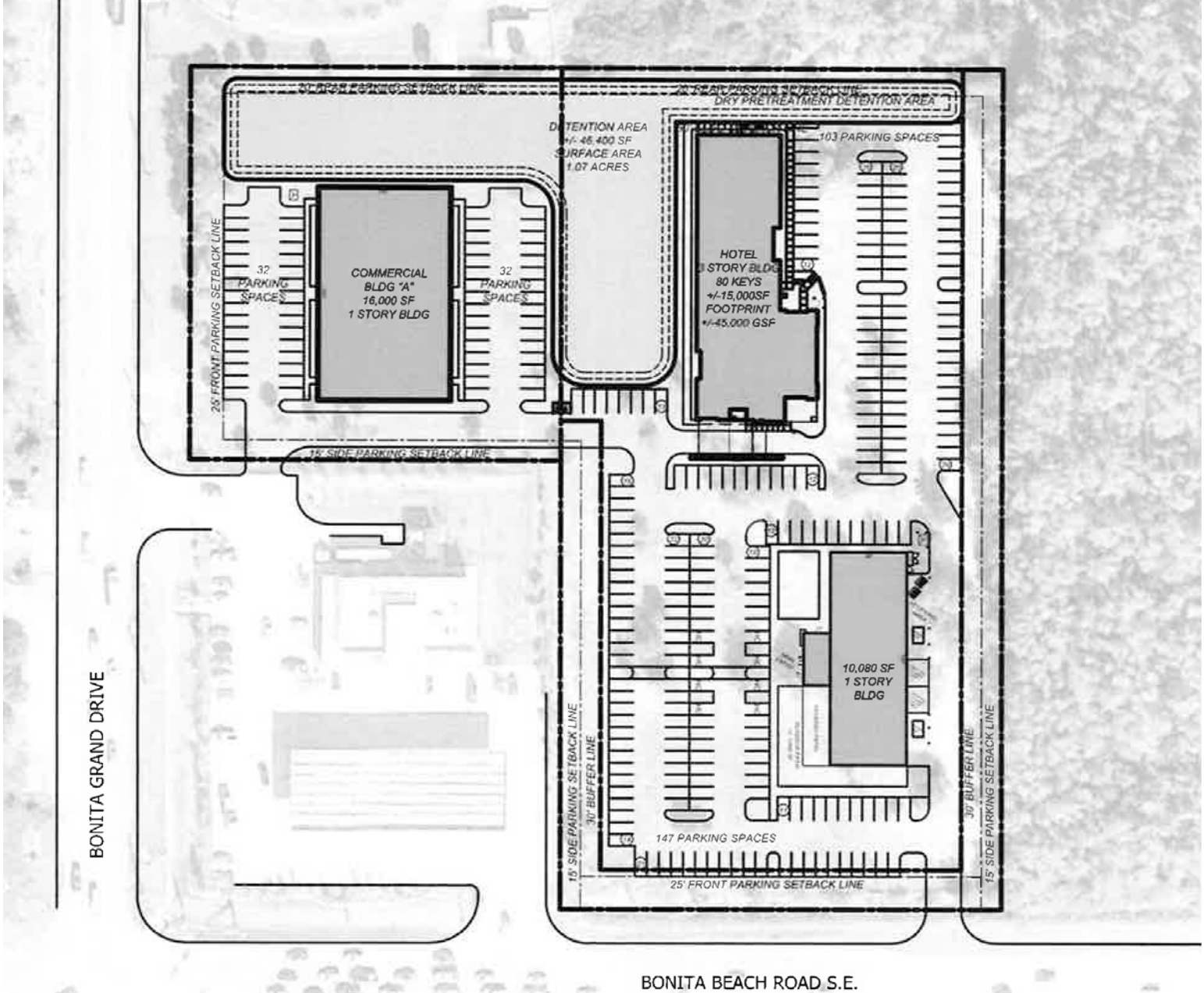


PROPERTY HIGHLIGHTS

- 6.89± acres of commercially zoned land allowing a wide range of uses
- Frontage along on Bonita Beach Rd. and Bonita Grande Dr. which also provide access to site
- Bonita Beach Rd. is the primary thoroughfare to thousands of residential units in the area
- Adjacent to "Midtown at Bonita", a 68-acre planned mixed-use development
- Located within close proximity to I-75 and a Publix-anchored shopping plaza
- Offers quick access to densely populated Imperial Pkwy. via Bonita Beach Rd. and E. Terry St.
- Situated near many shopping, recreation, and entertainment venues

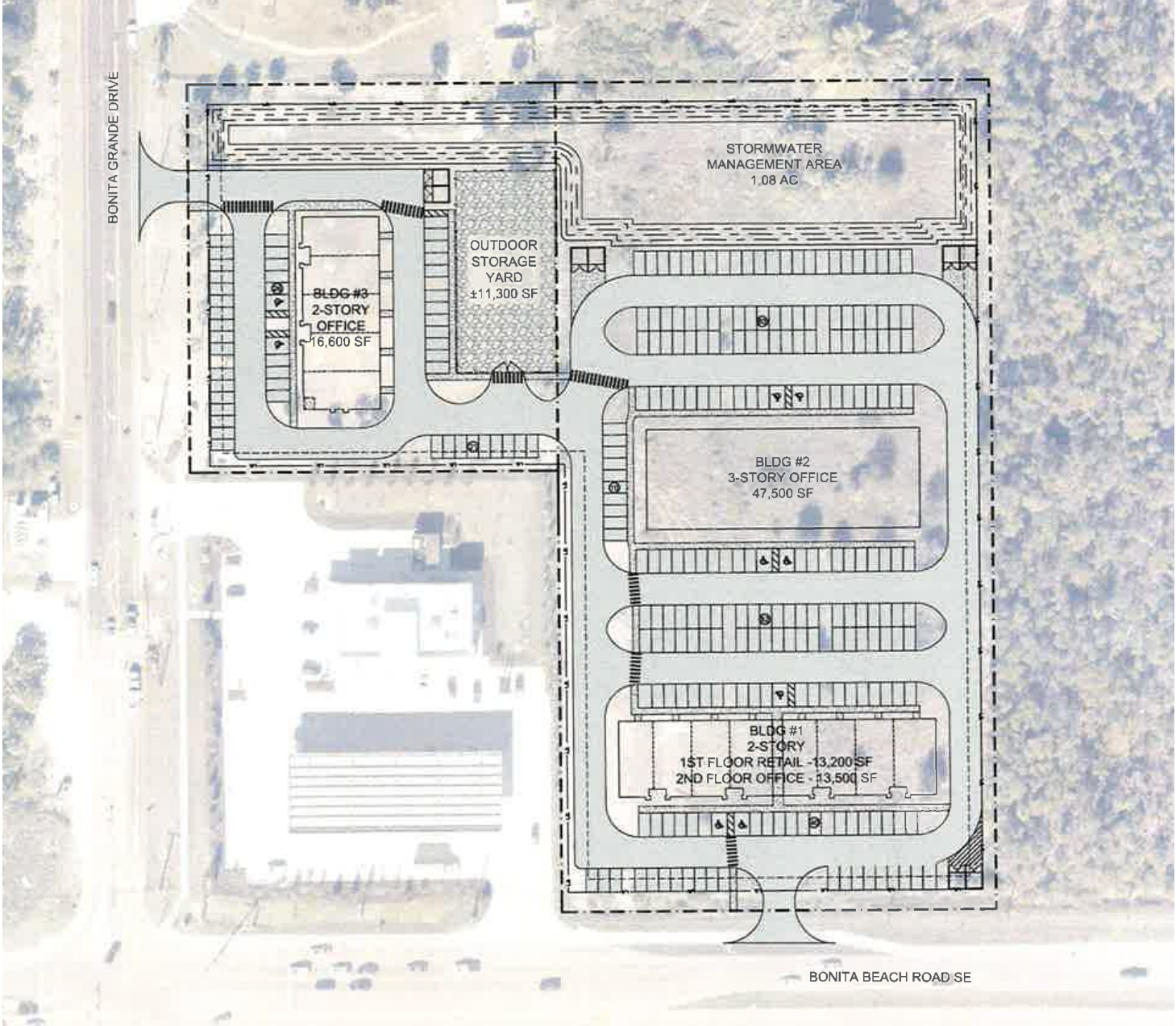


CONCEPT PLAN - COMMERCIAL



BONITA BEACH ROAD S.E.

CONCEPT PLAN – OFFICE



NEARBY COMMERCIAL DEVELOPMENTS



Publix

TIRE CHOICE
AUTO SERVICE CENTERS

WELLS FARGO

7
ELEVEN

FIFTH THIRD BANK

RaceTrac

MIDTOWN
at BONITA

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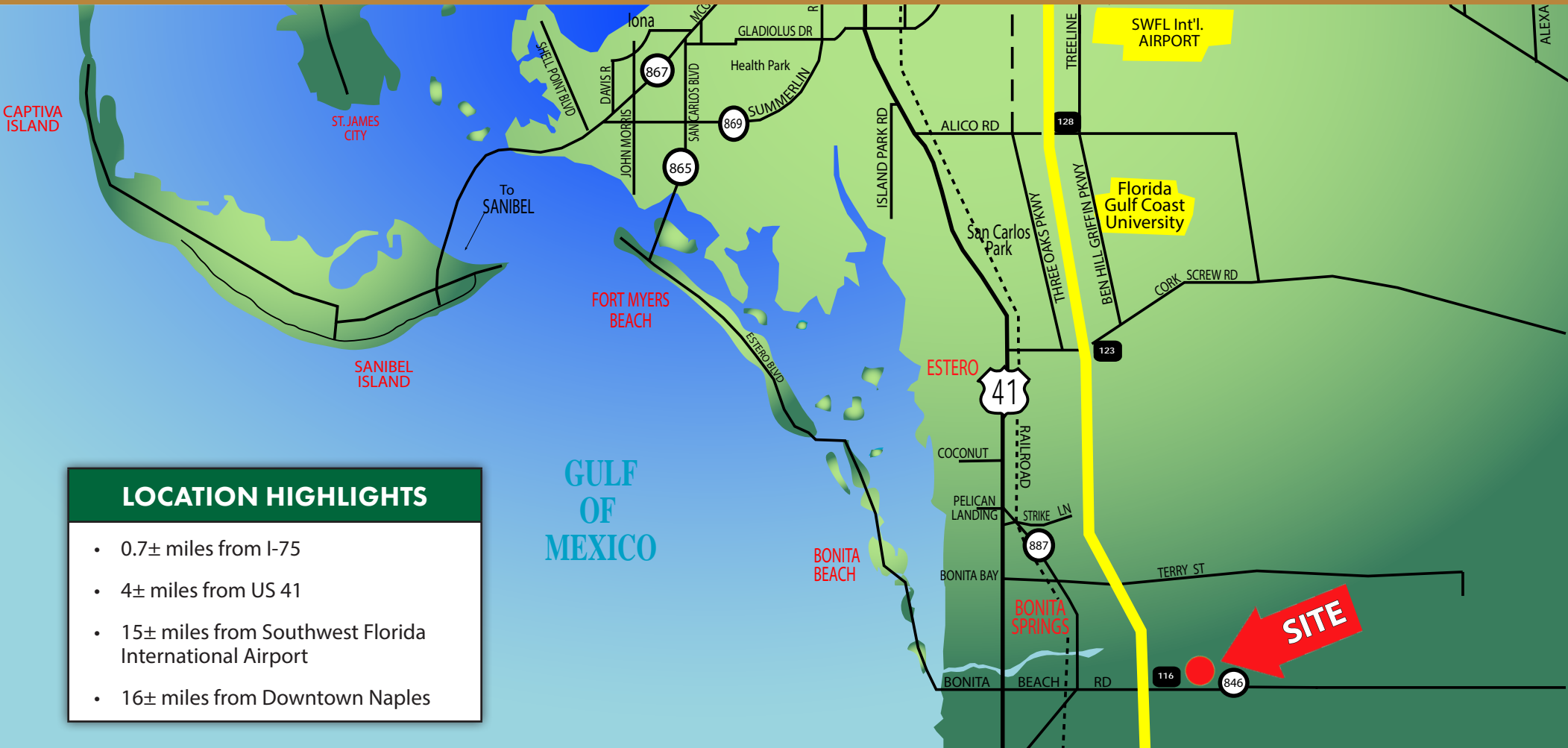
BONITA GRANDE DR.



NEARBY RESIDENTIAL DEVELOPMENTS



BONITA BEACH COMMERCIAL



LOCATION HIGHLIGHTS

- 0.7± miles from I-75
- 4± miles from US 41
- 15± miles from Southwest Florida International Airport
- 16± miles from Downtown Naples

LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer with significant experience in entitlement and development process in Lee County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.