



GULFSHORE LIFE

LSI
COMPANIES

OFFERING MEMORANDUM

GULFSHORE LIFE BUILDING

6,118± SQ. FT. FREESTANDING OFFICE WITH US-41 FRONTAGE

PROPERTY SUMMARY

Property Address: 26101 S Tamiami Trail
Bonita Springs, FL, 34134

County: Lee (Bonita Springs Jurisdiction)

Property Type: Improved Commercial
(Professional Office/ Flex)

Property Size: 6,118± Sq. Ft. | 1.02± Acres

Zoning: Corridor Commercial (CC)
General Commercial (GC)

Future Land Use: General Commercial

STRAP Number: 28-47-25-B2-00001.5040

Taxes: \$14,492 (2025)

LIST PRICE:
\$3,100,000
\$507 PSF

LSI

COMPANIES
LSICOMPANIES.COM

SALES EXECUTIVES



Justin Thibaut CCIM
President & CEO



Laura Cari, CCIM
Senior Broker



Alexis North, CCIM
Sales Associate



DIRECT ALL OFFERS TO:

Laura Cari, CCIM
lcari@lsicompanies.com

Alexis North, CCIM
anorth@lsicompanies.com

☎: (239) 427-3400

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.

THE OPPORTUNITY

LSI Companies is pleased to present this 6,118± SF freestanding professional office/ flex sale offering in Southwest Florida.

Located at 26101 S. Tamiami Trail in the heart of Bonita Springs, the property features prominent frontage along heavily traveled US-41 (Tamiami Trail). This offering presents a rare opportunity for an owner-user or investor to acquire a strategically positioned asset within one of the region's most affluent and supply-constrained commercial corridors connecting Bonita Springs, Naples, and Fort Myers.

Surrounded by established residential communities, including Bonita Bay and numerous nearby high-income neighborhoods, the property is ideally situated to serve a strong demographic base. The functional interior layout and high-end finishes make the building well-suited for medical, professional office, showroom, or flex users. Additionally, multiple roll-up doors and a spacious warehouse component accommodate a variety of service-oriented operations.

Originally constructed in 1997 and renovated in 2016, the property is situated on 1.02± acres and provides ample on-site parking for employees and customers alike. The building offers long-term durability and operational efficiency with concrete block construction and a new roof installed in 2019.



- **Land Area:** 1.02± Acres
- **Zoning:** Commercial General & Community Commercial (within US-41 overlay)
- **Built / Renovated:** 1997/2016
- **Construction:** Concrete block/ Masonry
- **Parking:** 30 private spaces
- **Flood Zone:** X
- Three Phase Power
- Building facade & monument signage available
- Reverse frontage road allows multiple access points and interconnectivity between surrounding retail plazas and businesses



- **Building Size (Gross):** 6,118± Sq. Ft.
- **Improvements:**
 - **Interior Renovation:** 2016
 - **Roof:** 2019
 - **HVAC:** 2004-2016
- **Parking:** 30 private spaces
- **Two overhead doors:**
 - 8' ft H x 10' ft W (Storage room)
 - 12' ft H x 12' ft W (Warehouse)
- Fully air-conditioned and sprinklered throughout

INTERIOR BREAKDOWN:

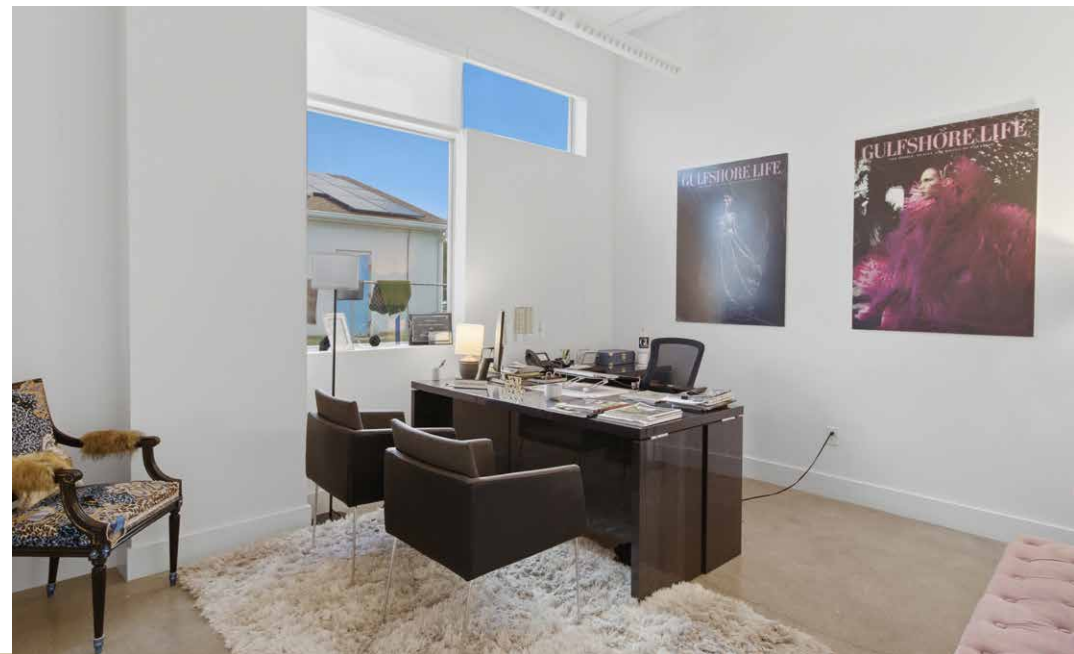
- (9) Private offices
- (1) Executive office with private restroom/shower
- (2) Conference rooms
- (1) Full Break room
- (2) Storage rooms
- (2) Podcast/ media rooms (overlooking warehouse)
- (4) Common M/W restrooms
- Mezzanine/loft overlooking warehouse (12'x12')
- IT closet w/ mini split
- Large air-conditioned warehouse (15'2" clear height) with automatic roll up door
- Open work area equipped with cubicle stations
- Copy/mail room

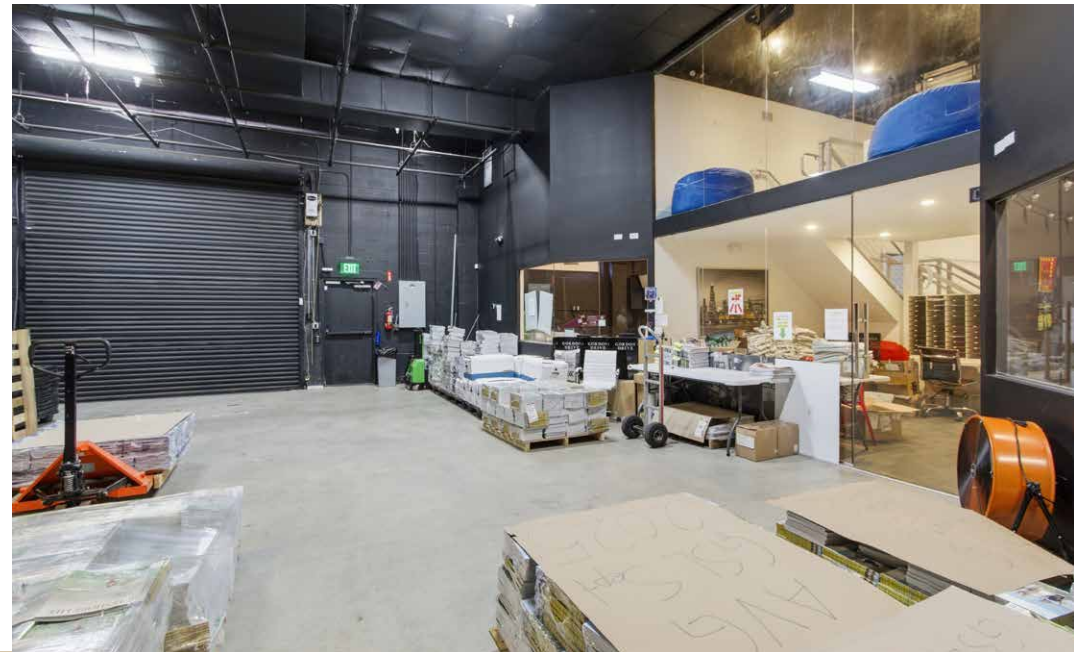
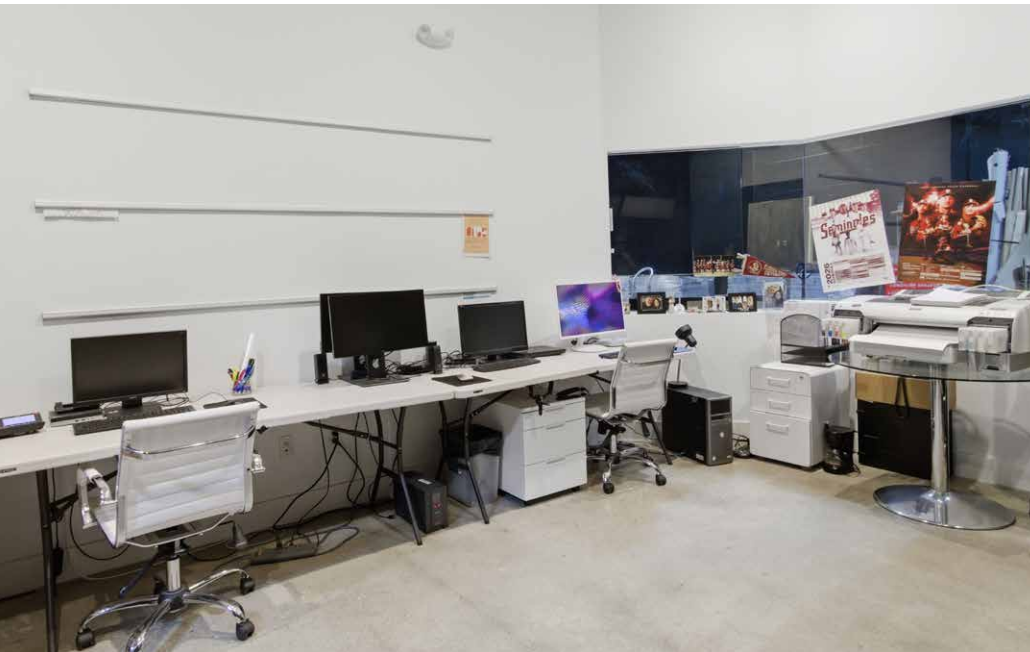
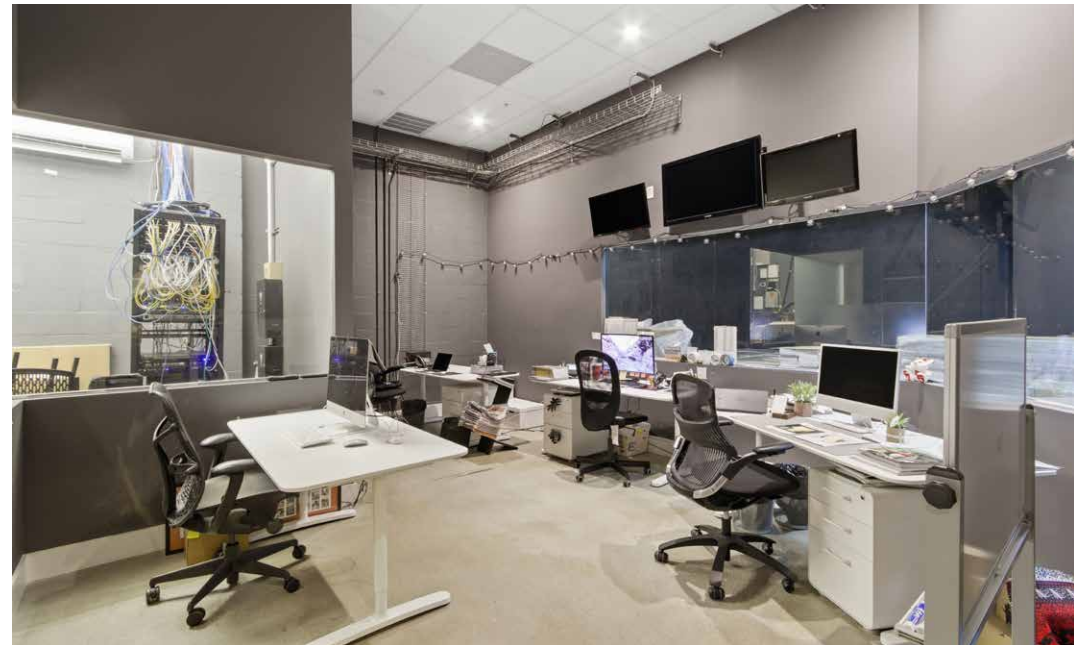
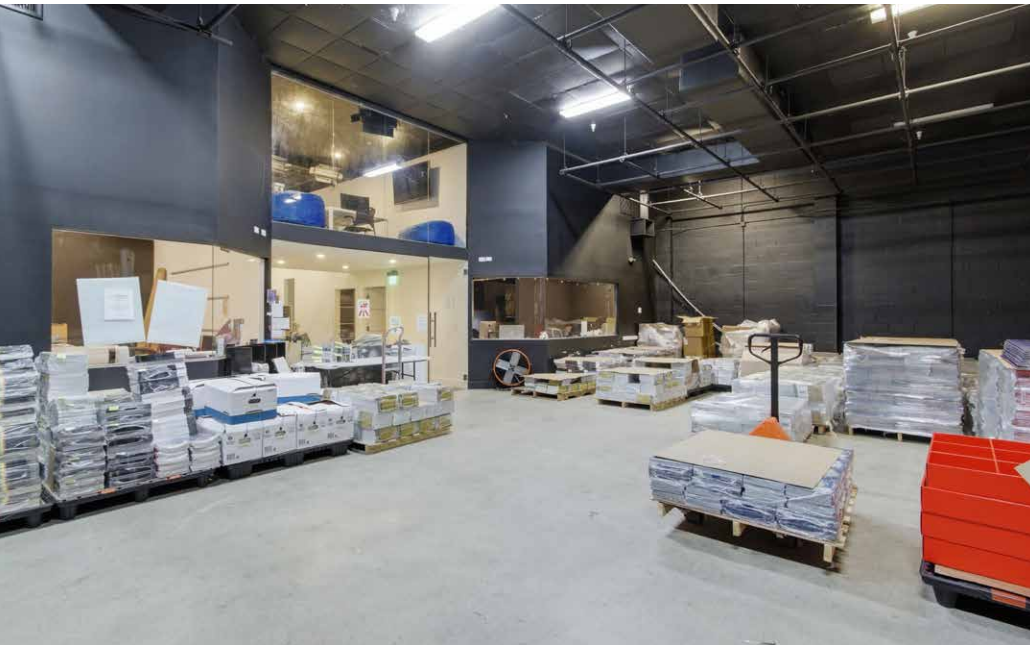


BUILDING INTERIOR



OFFICES

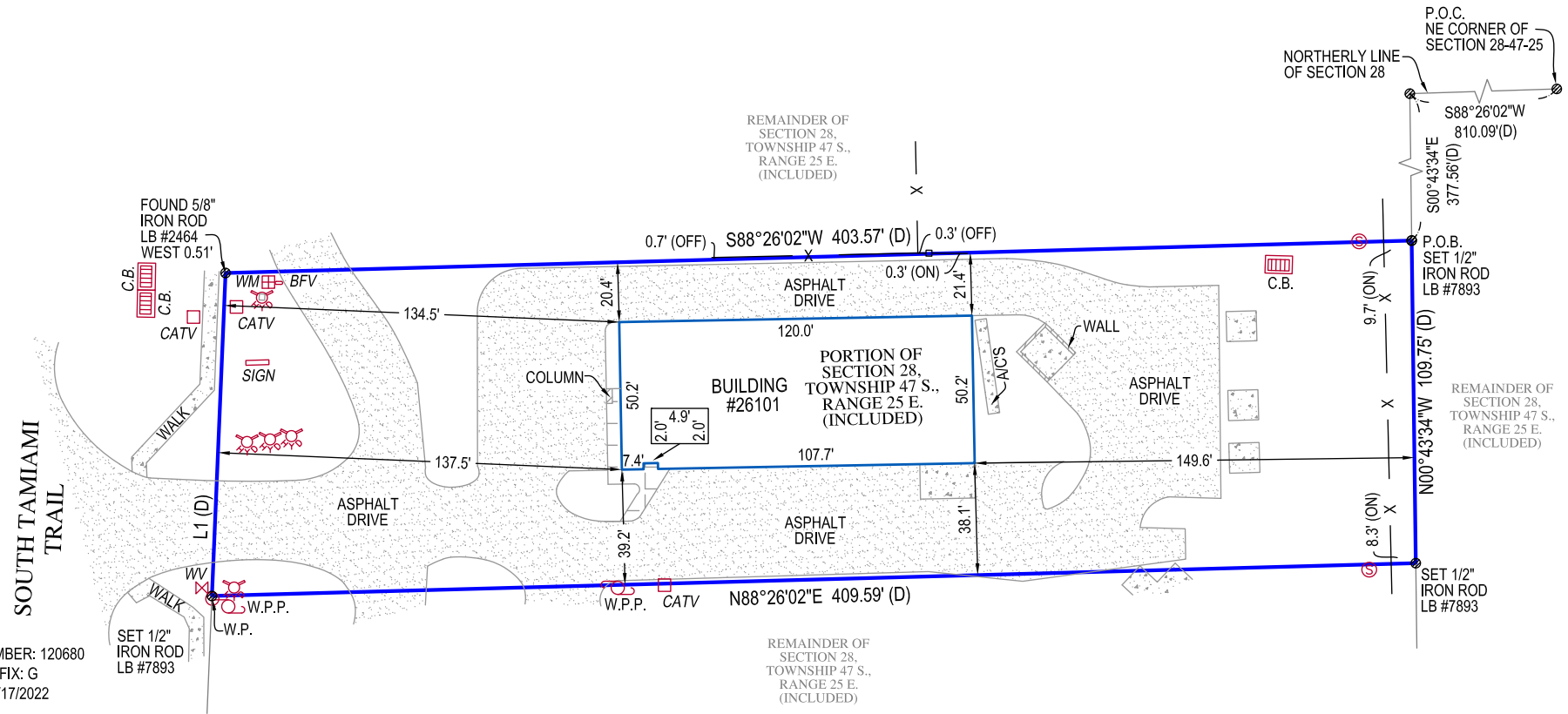




BOUNDARY SURVEY

CERTIFIED TO:
MONICA KUMMER; LEVINE &
PARTNERS, P.A.

LINE TABLE		
LINE	LENGTH	BEARING
L1 (D)	110.00'	S02°24'42"W



COMMUNITY NUMBER: 120680
PANEL: 0656 SUFFIX: G
F.I.R.M. DATE: 11/17/2022
FLOOD ZONE: X

FIELD WORK: 9/9/2022

PROPERTY ADDRESS:
26101 SOUTH TAMAMIAMI TRAIL
BONITA SPRINGS, FL 34134

SURVEY NUMBER: 724721
CLIENT FILE NUMBER:



BUILDING MONUMENTAL SIGNAGE FACES US 41





SALTLEAF
ON ESTERO BAY

COCONUT POINT
A SIMON MALL

Bonita Bay

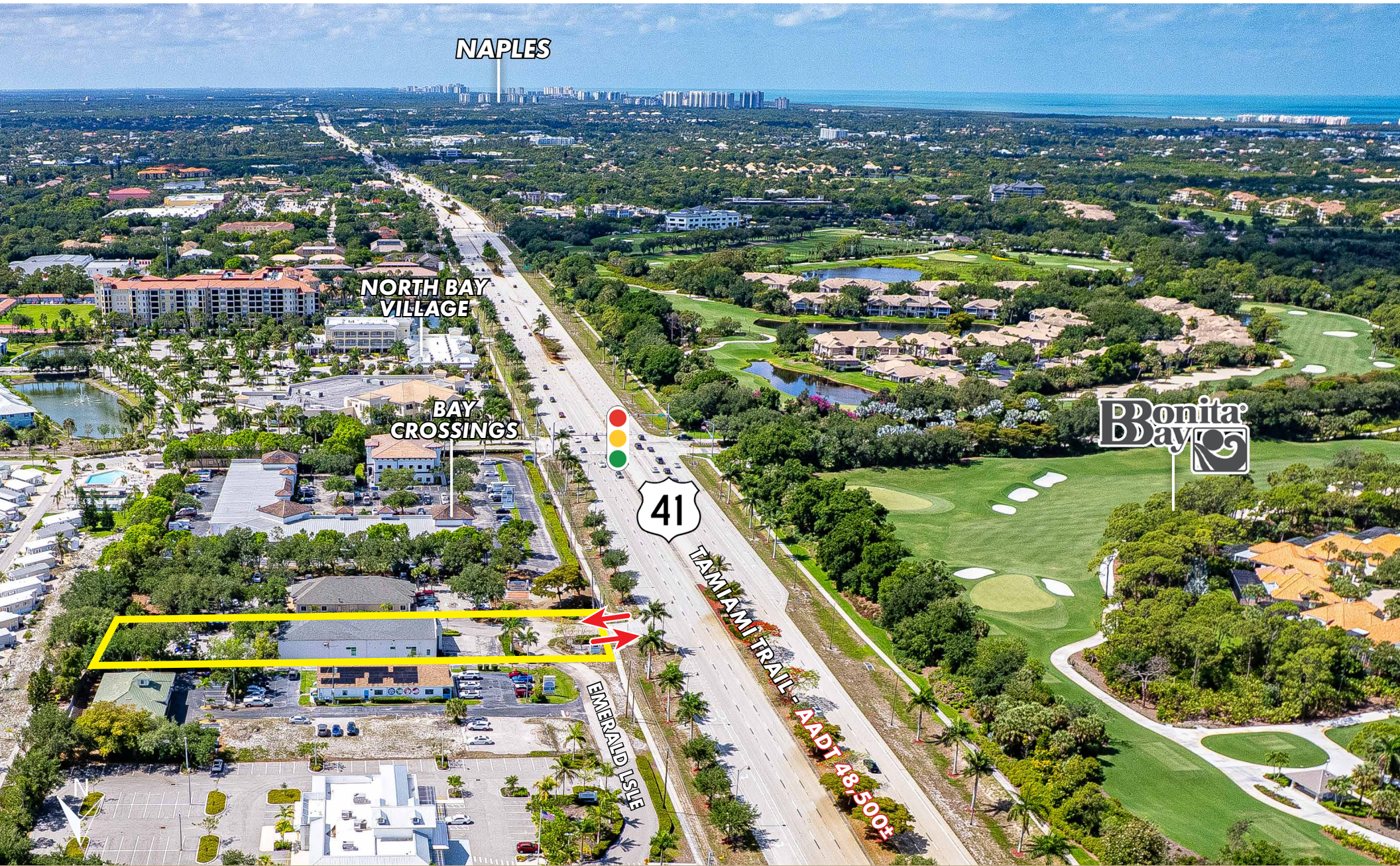
41

TAMIAMI TRAIL - AADT 48,500

BONITA COMMONS

BAY CROSSINGS

EMERALD ISLE





BONITA NATURE PLACE

The property sits along the beautiful banks of the Imperial River, a coastal river that drains the freshwater associated with the Corkscrew Regional Watershed into the estuarine areas of Estero Bay. Home to over 24 active Gopher Tortoises, The Bee House, The Bat House and The Butterfly Garden as well as many nature trails to explore.



COCONUT POINT

Coconut Point is a picturesque outdoor mall featuring over 110 stores, and a large selection of outdoor dining options all surrounding several acres of lakes with a boardwalk. From jewelry to apparel, accessories to sporting goods, it offers a variety of choices in every price range. Located in Estero, Florida, off I-75 at exit 123 just south of Corkscrew Road on US-41, and 15 minutes from the SWFL International Airport (RSW).



DOWNTOWN BONITA

A charming, historic district along the Imperial River that blends old Florida vibes with a modern culinary and arts scene. Centered around Old 41 Road and Riverside Park, the walkable area features a picturesque banyan tree, historic cottages, vibrant boutique shops, and craft breweries. It serves as a community hub hosting seasonal festivals, farmers markets, and lively open-air concerts.



BAREFOOT BEACH

Collier County's desirable coast reaches its zenith at Barefoot Beach Preserve, where numerous animal species reside and visitors are able to enjoy the ambiance of the park's natural surroundings. Barefoot Beach Preserve is 342 acres of natural land, one of the last undeveloped barrier islands on Florida's Southwest coast. Located 20 feet off Bonita Beach Road on Barefoot Beach Boulevard the access provides an open, peaceful location for sunbathers.



WONDER GARDENS

The Wonder Gardens is a 3.5-acre botanical jungle featuring exhibits of rescued tropical birds and reptiles. Highlights include a flamingo pond, alligator pool, duck ponds, aviary, turtle and tortoise exhibits. The plant collection includes 12 varieties of palms, African mahogany, a bromelia garden, butterfly garden, hundreds of orchids and much more.



MIROMAR OUTLETS

Miromar Outlets has been voted Best Factory Outlet Mall, Best Shopping Experience for 20 years in a row, and has over 140 top designer and brand-name outlets. Enjoy a unique selection of restaurants, all set in a beautiful open-air Mediterranean-inspired atmosphere — the perfect place to shop, dine, and unwind.



5H AVENUE SOUTH

The "Crown Jewel of Naples", 5th Avenue South is an elegant combination of luxury and ease, spanning from US41 to the Gulf of Mexico. The corridor offers fine dining, spas, entertainment, and luxe boutiques. 5th Avenue is a destination that offers both local and international culture. Before 1993, Naples was without a proper town center, which sparked the Downtown Plan and Code that revitalized this unassuming corridor into the destination it's become.



LOVER'S KEY STATE PARK

Romantic, pristine barrier island with shell-strewn beaches. Lovers Key defines serenity, promising unspoiled white sands, comfortable amenities, and adventures like kayaking and scenic trails. On this uncrowded stretch of shoreline, you're likely to see beachgoers searching for shells, families playing in the gentle surf, and possibly a beachside wedding. Stick around for the sunset over the Gulf of America.

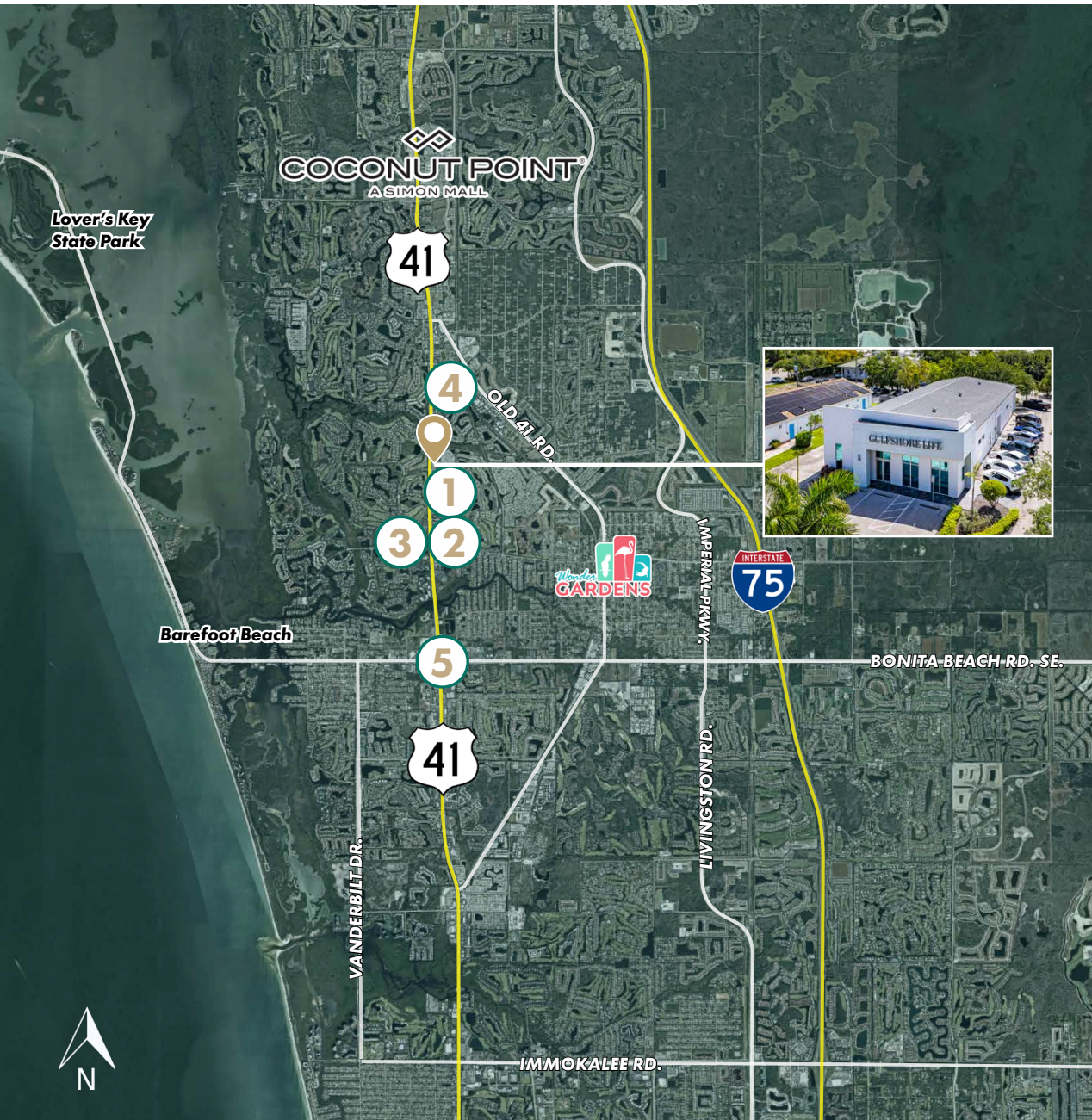
AFFLUENT COMMUNITIES



1. Bonita Bay
2. Cedar Creek
3. Highland Woods Golf & Country Club
4. Discovery Village Senior living
5. Bonita Fairways Golf Club
6. The Nest Golf Club
7. Pelican Landing



RETAIL MAP



1. NORTH BAY VILLAGE



2. BONITA BAY PLAZA



3. THE PROMENADE



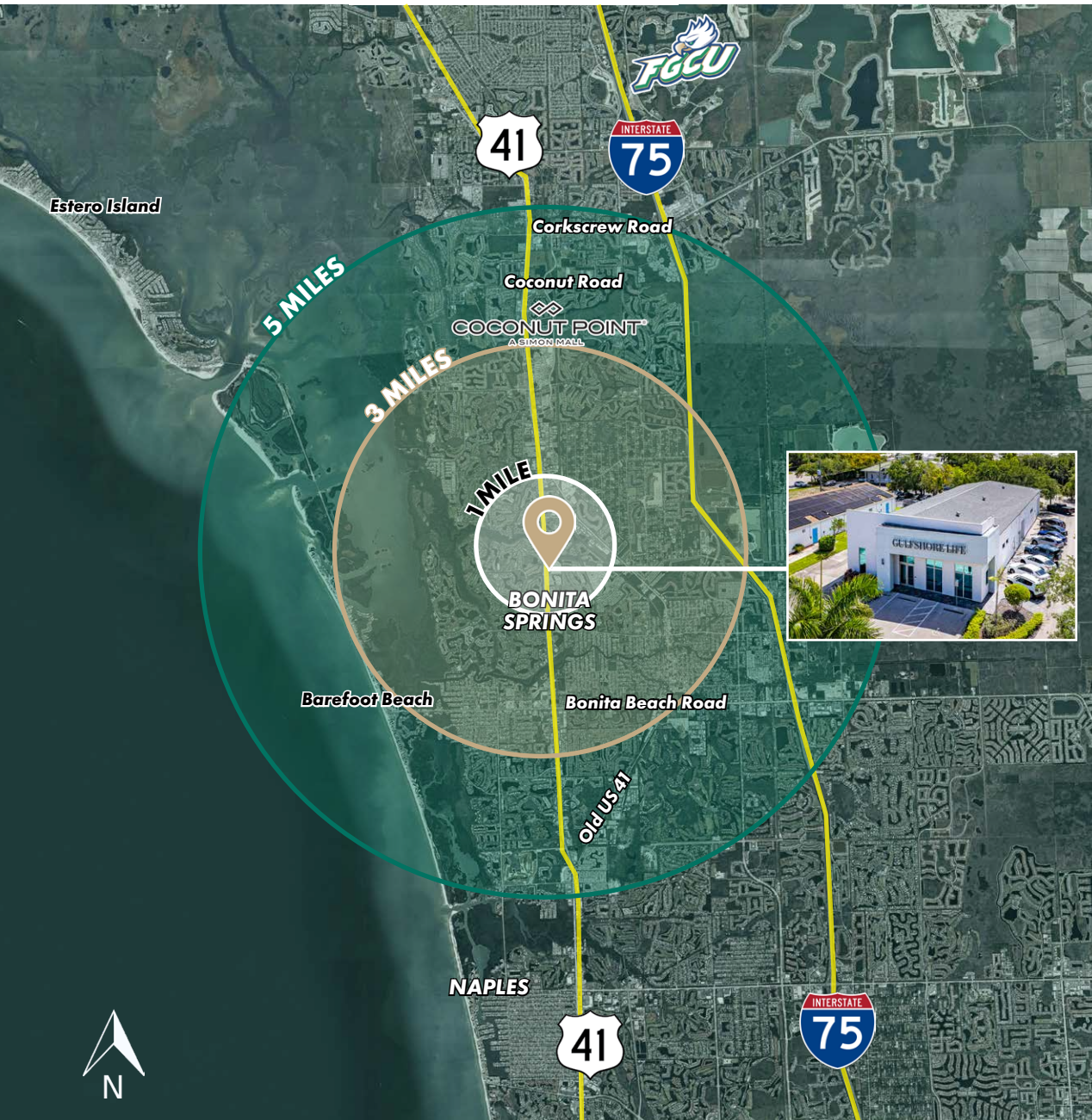
4. PRADO AT SPRING CREEK



5. THE CENTER OF BONITA SPRINGS



LOCATION



AREA DEMOGRAPHICS

1 MILE RADIUS

POPULATION



2,971

HOUSEHOLDS



1,518

MEDIAN INCOME



\$90,956

3 MILE RADIUS

POPULATION



39,368

HOUSEHOLDS



19,039

MEDIAN INCOME



\$86,455

5 MILE RADIUS

POPULATION



54,268

HOUSEHOLDS



26,6958

MEDIAN INCOME



\$99,909

LOCATION HIGHLIGHTS

- 2.2± miles to Downtown Bonita Springs
- 2.4± miles to FGCU
- 2.5± miles to Bonita Beach Road
- 2.9± miles to Coconut Point
- 7± miles to Naples
- 16± miles to SW Florida Intrl. Airport (RSW)



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