



LSI
COMPANIES

OFFERING MEMORANDUM

NH2 COMMERCIAL

NEW CONSTRUCTION RETAIL/FLEX UNITS AT NH2 CENTER AVAILABLE FOR LEASE - BONITA SPRINGS, FL

PROPERTY SUMMARY

Property Address: 9606 Bernpine Ct.
Bonita Springs, FL 34135

County: Lee

Property Type: Retail/Flex

Property Size: 51,334± Total Sq. Ft.

Available Space: 1,513–20,639± Sq. Ft. Available

Zoning: IPD/CPD

Year Built: 2025

Construction: Tilt Wall

STRAP Number: 22-47-25-B3-3500C.0000

LEASE RATE:
\$23–28 PSF NNN
+ \$6.95 CAM (estimated)

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SALES EXECUTIVES



Justin Thibaut, CCIM
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OFFERING PROCESS

Offers should be sent via Letter of Intent to include, but not limited to, basic terms such as lease rate and lease terms.

THE OPPORTUNITY

LSI Companies is pleased to present the NH2 Center, a newly constructed retail, office or industrial development available for lease in the heart of Bonita Springs.

The project features 21 total units with available units ranging from 1,500–3,000± Sq. Ft. and multiple options for interior configuration, roll up door sizes, and power capacity to fit a user's specific needs. All units are delivered warm vanilla shell with a finished restroom, concrete floors, fully sprinklered and electrical hookups. The property offers fantastic visibility along Old US-41 with building façade signage also available.

Strategically located between US-41 and I-75 the property offers regional connectivity for businesses and provides efficient access to the region's workforce, customers, and supply chains. NH2 Center is designed to accommodate a wide range of users, including light industrial, retail and showroom, food & beverage, and office-warehouse users. The modern construction and functional layouts offers tenants a unique opportunity to establish a presence in one of Southwest Florida's most desirable and supply-constrained industrial submarkets.

Bonita Springs continues to experience significant residential and commercial growth, creating increasing demand for service-oriented businesses and regional operators.



AVAILABLE UNITS/FEATURES



LEASE RATE NNN				
UNITS AVAILABLE	SQ. FT.	BASE RENT PSF	CAM PSF	MONTHLY TOTAL
101 (Avail. 9/1/2026)	3,024	\$23.00	\$6.95	\$7,547.40
102	3,003	\$23.00	\$6.95	\$7,494.99
106	2,611	\$28.00	\$6.95	\$7,604.54
109	1,513	\$28.00	\$6.95	\$4,406.61
110	2,190	\$28.00	\$6.95	\$6,378.38
113	1,513	\$28.00	\$6.95	\$4,406.61
114	1,534	\$28.00	\$6.95	\$4,467.78
117	2,640	\$28.00	\$6.95	\$7,689.00
118	2,611	\$28.00	\$6.95	\$7,604.54
TOTAL	20,639			

Water included in CAM. Breakdown available upon request

UNIT FEATURES				
UNIT	POWER (AMPS)	CLEAR HEIGHT (FT.)	DECK HEIGHT (FT.)	INSULATED OVERHEAD DOORS (WxH)
101	400	19'	22'	12H x 14W
102	400	19'	22'	12H x 14W
106	200	26'	29'	12H x 10W
109	200	13.5'	16'	None (double doors)
110	200	13.5'	16'	None (double doors)
113	200	13.5'	16'	None (double doors)
114	200	13.5'	16'	None (double doors)
117	200	26'	29'	12H x 10W
118	200	26'	29'	12H x 10W

PROPERTY FEATURES

- 2025 Tilt Wall Construction
- Fiber Internet Available
- 200 Amp Power Available/400 Amp Power in select units
- Exterior Security Cameras
- 148 Parking Spaces
- 8–12 Ft. Tall Storefront
- Building Signage Available for Each Unit

UNIT FEATURES

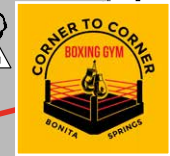
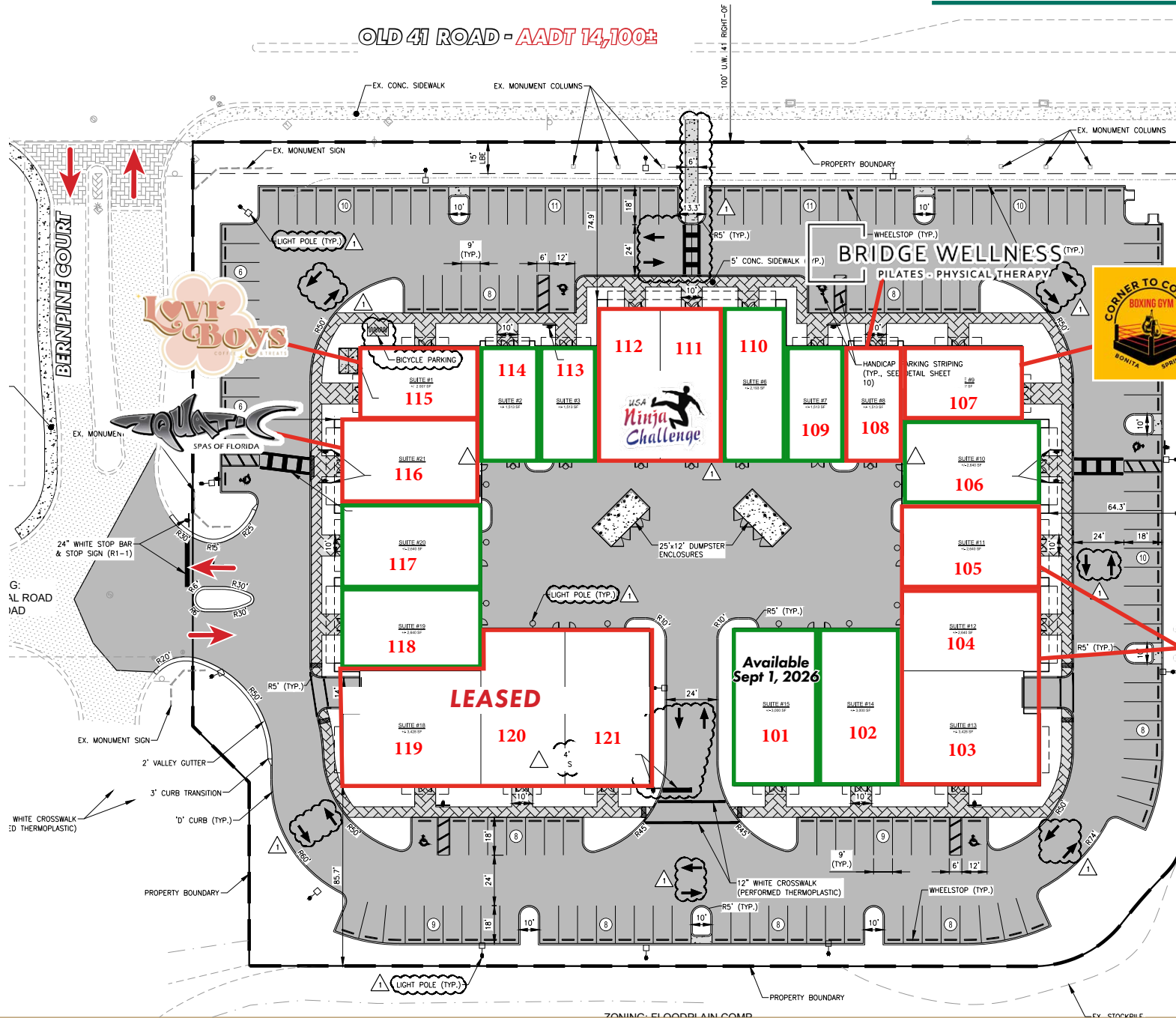
- Units Delivered as Warm Vanilla Shell
 - (1) Finished Bathroom
 - (2) conduits stubbed into FACP room
 - Sprinkled with dedicated water lines
 - Roughed in for mop sink & drinking fountain
- Clear Heights: 13.5–26 Feet
- Overhead doors: 12'H x 10'W–12'H x 14'W
 - In Select Units



SITE PLAN



OLD 41 ROAD - AADT 14,100±



CID DESIGN GROUP

- Available
- Occupied



APPROVED USES

- Office; Professional & Medical
- Bars & Cocktail Lounge
- Restaurant (QSR/ Carry-Out)
- Retail
- Wholesale Establishments/Clubs
- Manufacturing

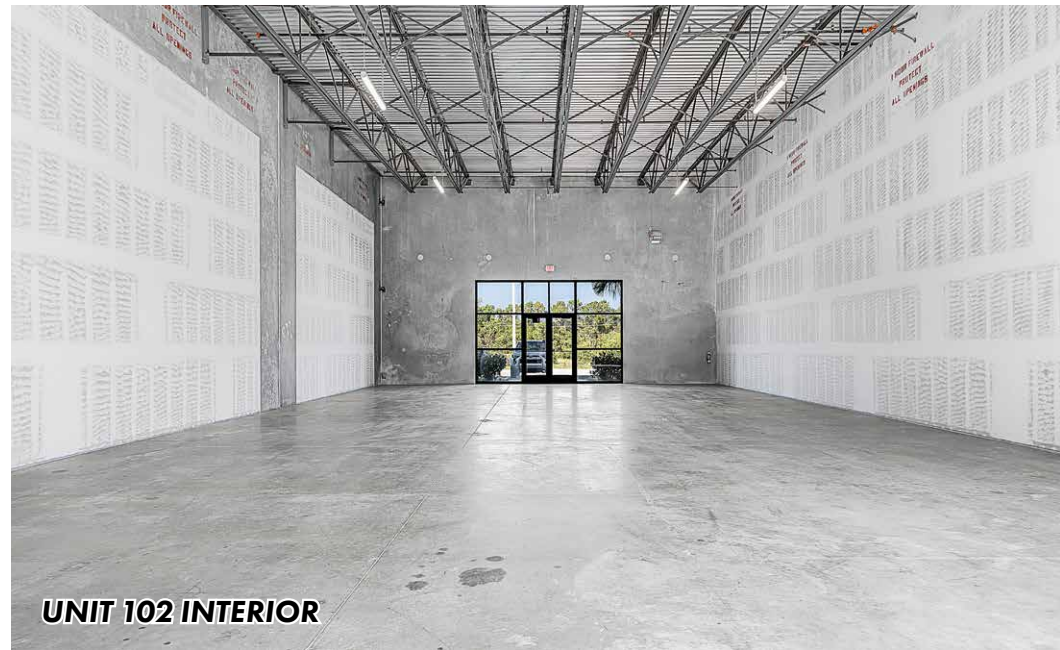
*A Full List of Approved Uses Available Upon Request



BUILDING EXTERIOR



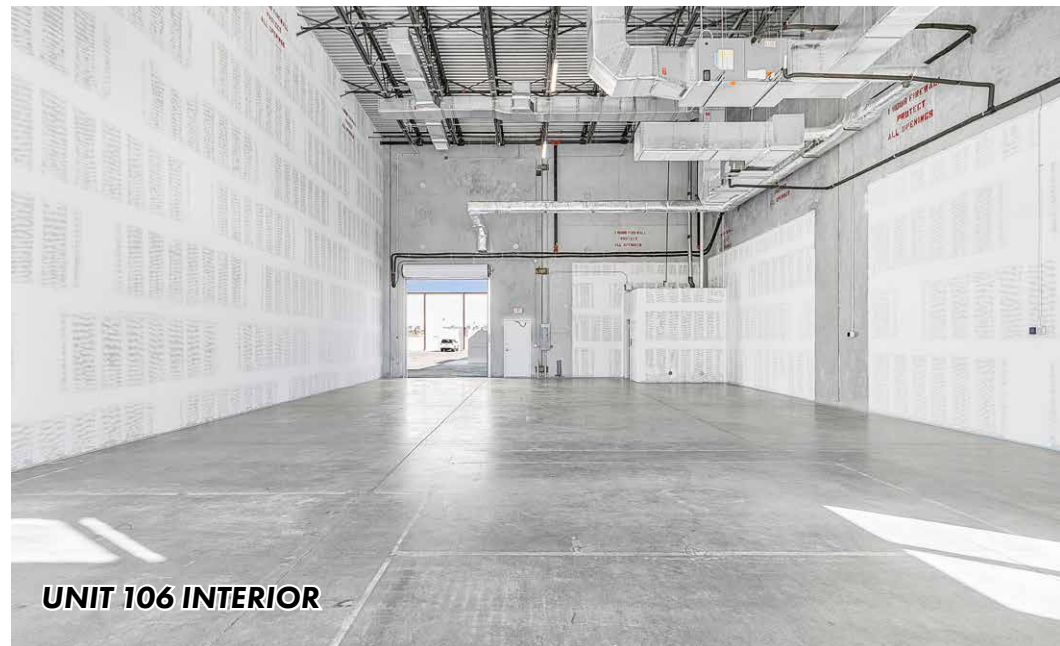
UNIT 102 EXTERIOR



UNIT 102 INTERIOR

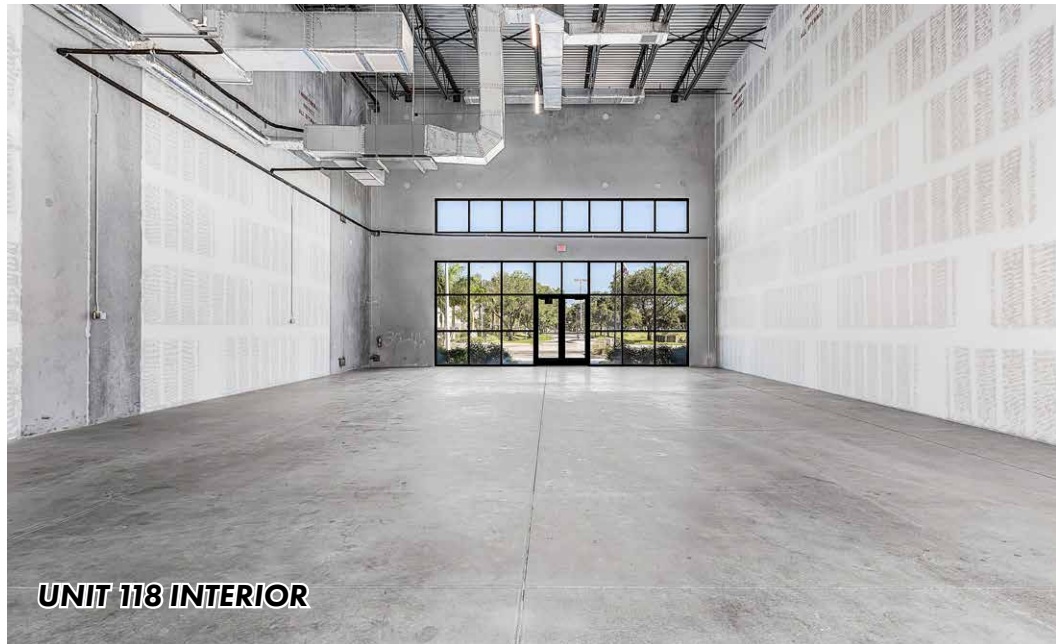
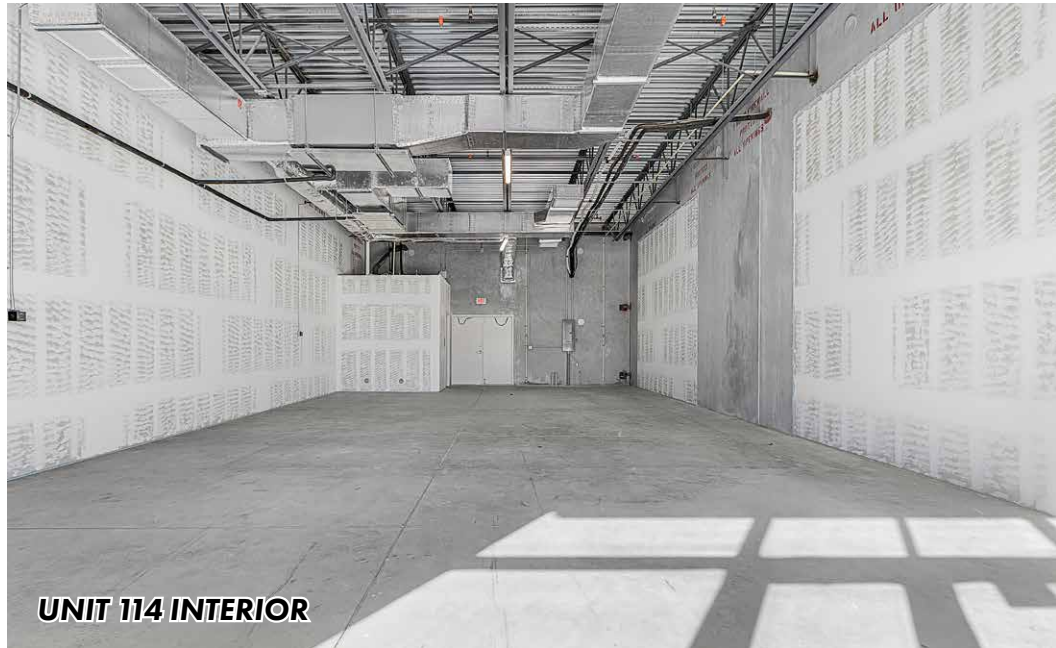


UNIT 106 EXTERIOR



UNIT 106 INTERIOR

BUILDING INTERIOR



BUILDING INTERIOR

Current tenant build-out for conceptual purposes only

CID
DESIGN
GROUP



PROPERTY AERIAL





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 ambience 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

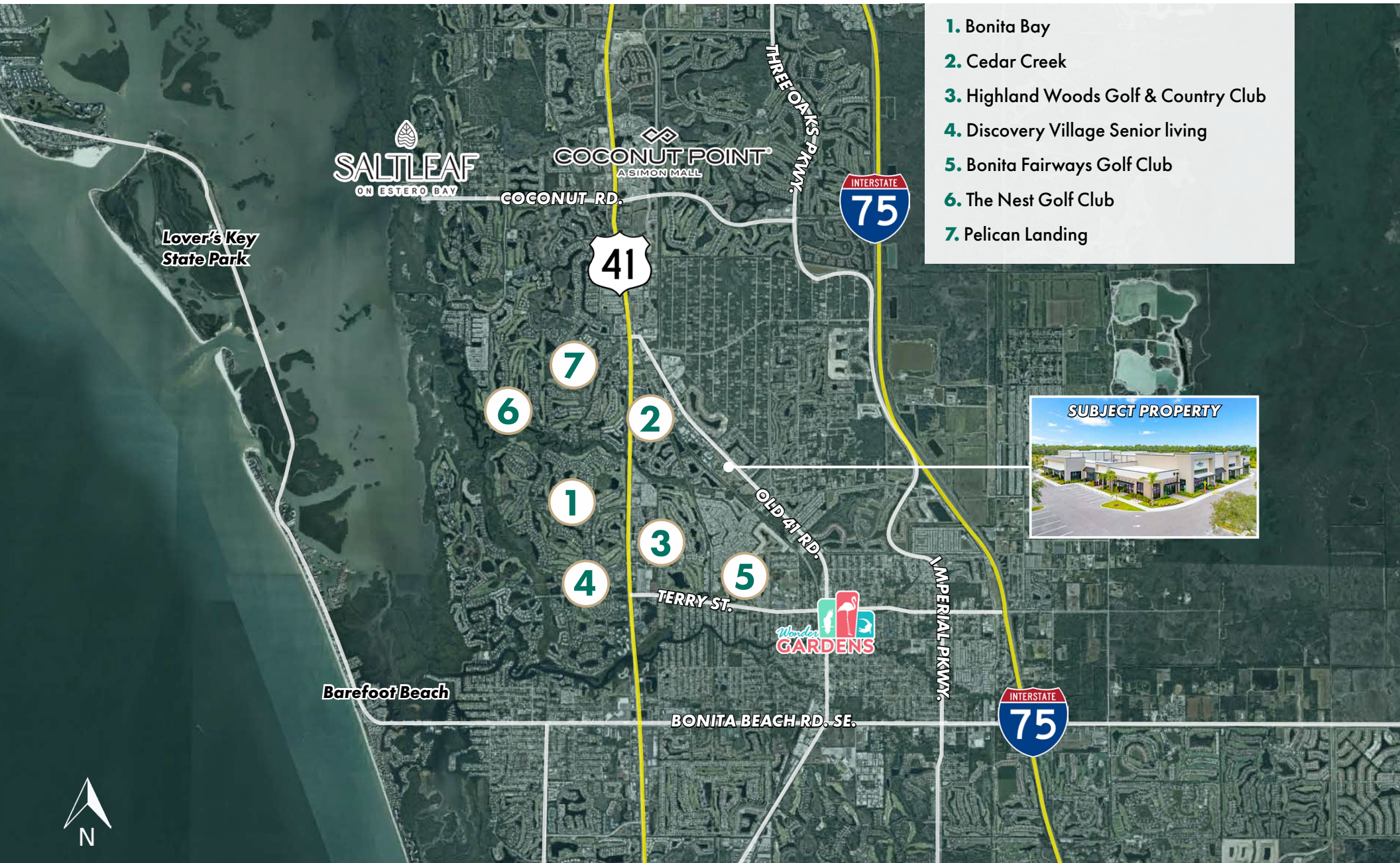
The "Crown Jewel of Naples", 5th Avenue South is an elegant combination of luxury and ease, spanning from US41 to the Gulf of Mexico. The corridor offers fine dining, spas, entertainment, and luxe boutiques. 5th Avenue is a destination that offers both local and international culture. Before 1993, Naples 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

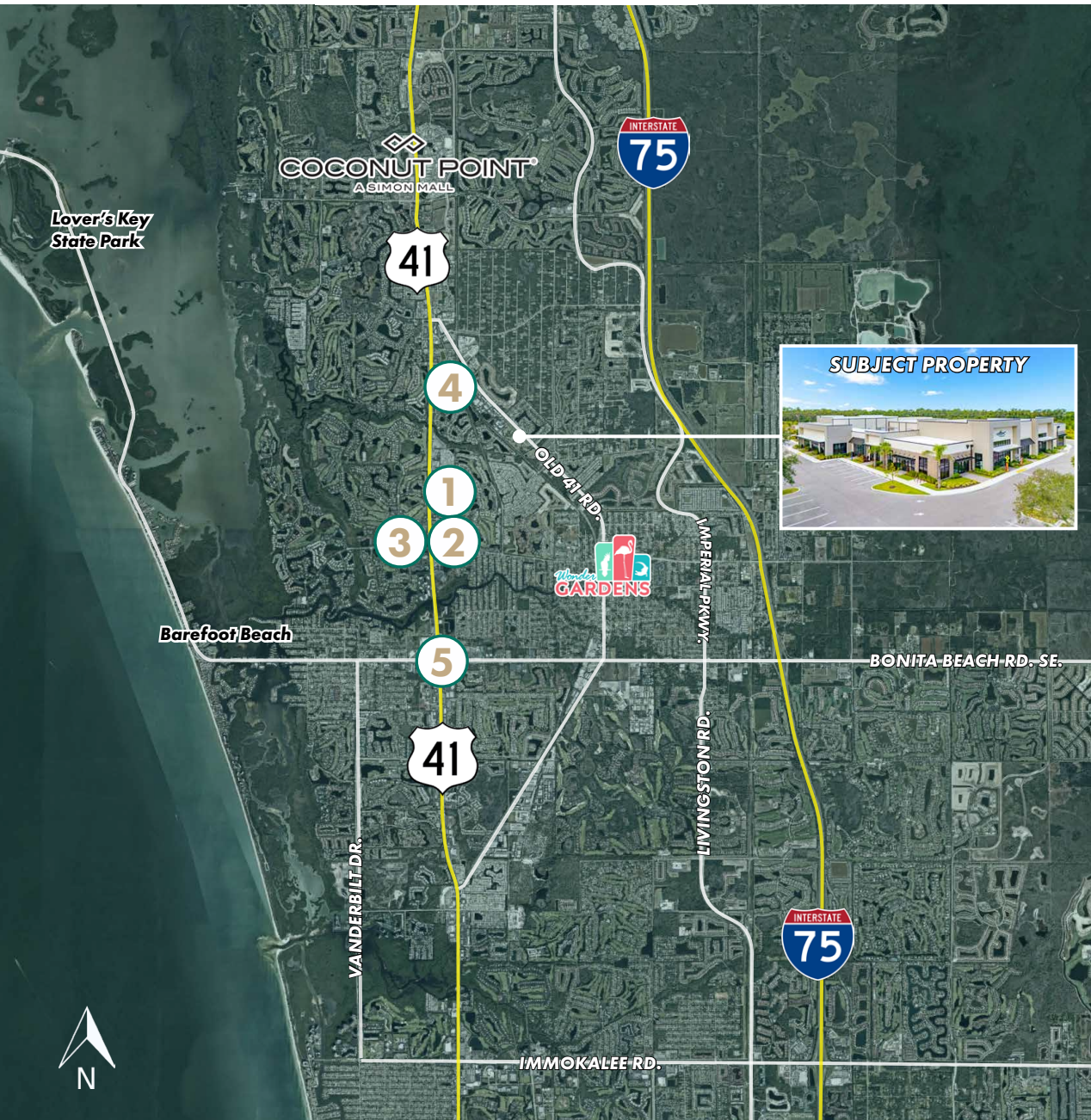


1. Bonita Bay
2. Cedar Creek
3. Highland Woods Golf & Country Club
4. Discovery Village Senior living
5. Bonita Fairways Golf Club
6. The Nest Golf Club
7. Pelican Landing

SUBJECT PROPERTY



RETAIL MAP



1. NORTH BAY VILLAGE



2. BONITA BAY PLAZA



3. THE PROMENADE



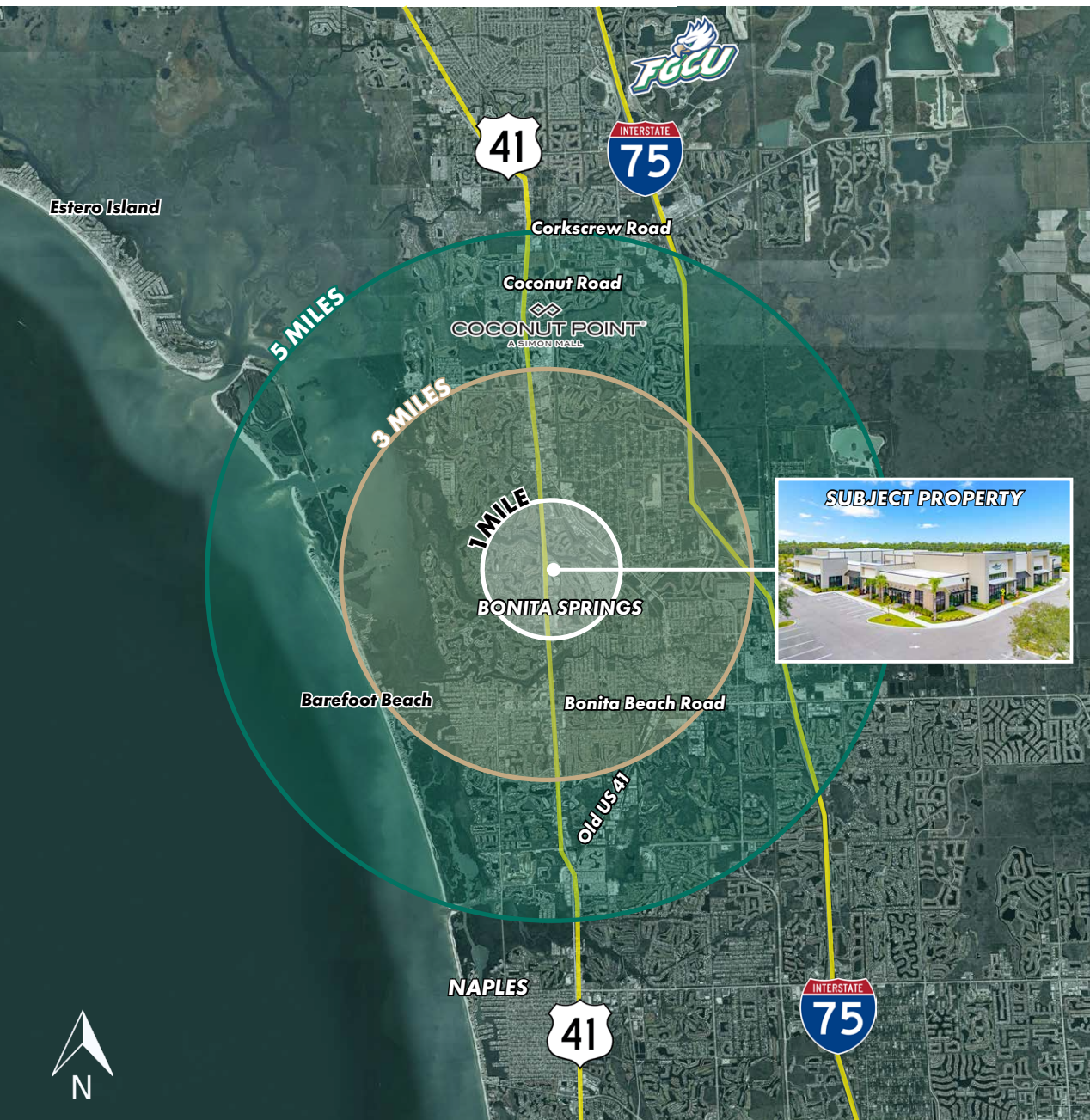
4. PRADO AT SPRING CREEK



5. THE CENTER OF BONITA SPRINGS



LOCATION



AREA DEMOGRAPHICS

1 MILE RADIUS

POPULATION



7,193

HOUSEHOLDS



3,483

MEDIAN INCOME



\$74,638

3 MILE RADIUS

POPULATION



48,415

HOUSEHOLDS



22,914

MEDIAN INCOME



\$91,393

5 MILE RADIUS

POPULATION



79,843

HOUSEHOLDS



39,236

MEDIAN INCOME



\$101,389

LOCATION HIGHLIGHTS

- 1.2± miles to US-41
- 2.0± miles to Downtown Bonita Springs
- 3.0± miles to Coconut Point
- 4.4± miles to I-75
- 7.7± miles to Immokalee Rd
- 10.0± miles to Florida Gulf Coast University
- 15.0± miles to SWFL International Airport (RSW)



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