

25987 S TAMiami TRAIL BONITA COMMONS BONITA SPRINGS, FL 34134



FOR LEASE

RETAIL SPACE

HIGH VISIBILITY US 41 LOCATION

LEASE RATE: **\$25.00 PSF NNN**

UNIT	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	CAM (PSF)	MONTHLY CAM	TOTAL MONTHLY RENT
107	1,300	\$25.00	\$2,708.33	\$6.93	\$750.75	\$3,459.08

SIZE: **1,300± SF**

CAM: **\$6.93 PSF**

ZONING: **CPD - Commercial Planned Development**

YEAR BUILT: **2007 (2025 Renovated)**

PARKING RATIO: **6.17/1,000 SF (375 Spaces)**

PROPERTY OVERVIEW

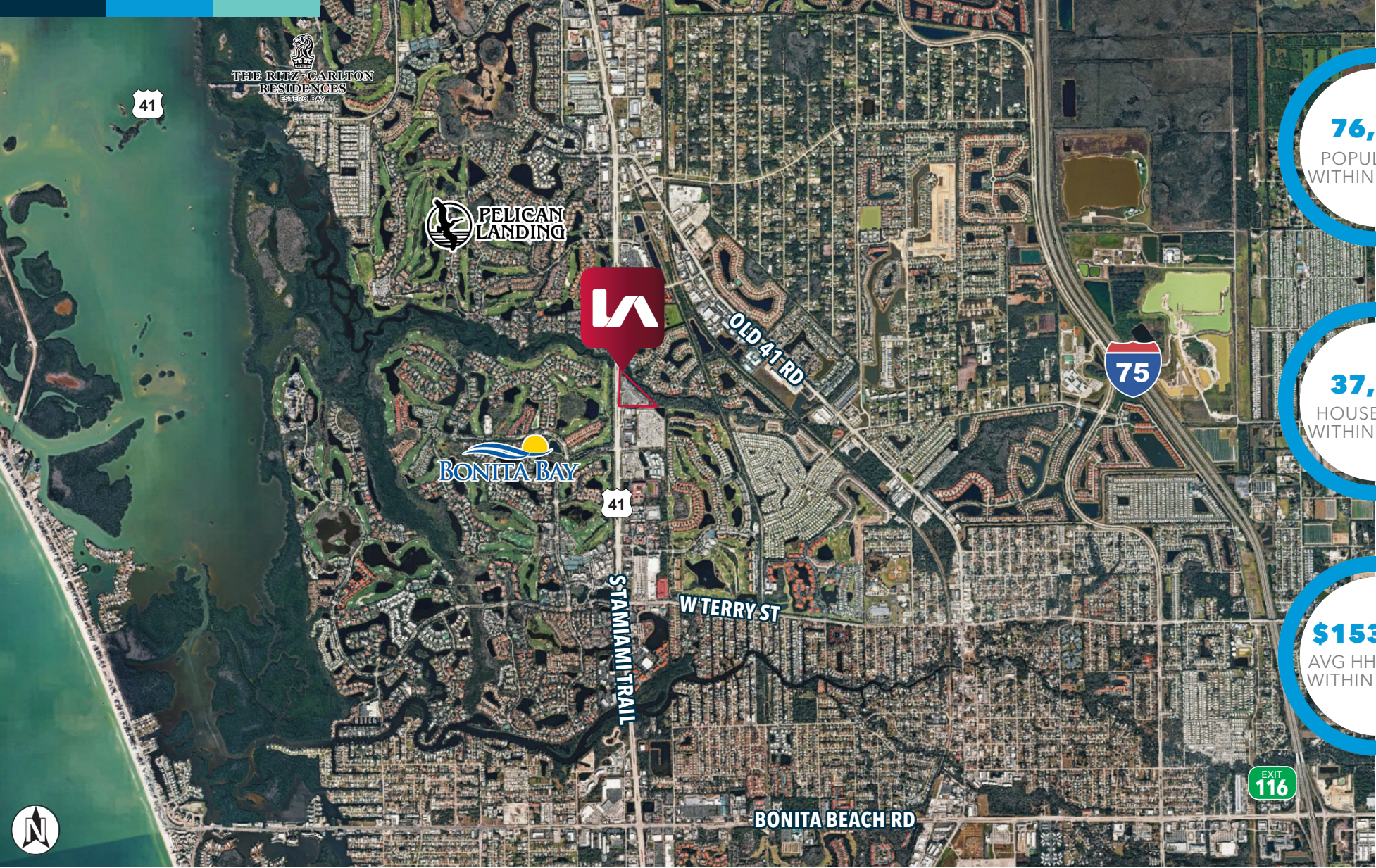
Bonita Commons is a premier 64,988± SF neighborhood shopping center strategically positioned along highly traveled US 41 (South Tamiami Trail) in Bonita Springs. Located directly across from the prestigious 2,400-acre Bonita Bay community, the center benefits from a built-in customer base of more than 3,000 residences and strong year-round demographics. With excellent frontage, prominent signage opportunities, and convenient access between Naples and Fort Myers, Bonita Commons offers an ideal setting for retail, medical, office, and service-oriented businesses.





PROPERTY FEATURES

- Excellent Visibility & Frontage on US 41
- Directly Across from Bonita Bay
- Building & Pylon Signage Available
- Dedicated Turn Lane for Convenient Access
- Strong Year-Round & Seasonal Consumer Base
- Convenient Access Between Naples & Fort Myers
- Ideal for Retail, Medical, Office & Service Users
- Strong Complementary Tenant Mix



76,900
POPULATION
WITHIN 5 MILES

37,986
HOUSEHOLDS
WITHIN 5 MILES

\$153,189
AVG HH INCOME
WITHIN 5 MILES

LOCATION DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 POPULATION	5,141	45,560	76,900
HOUSEHOLDS	2,733	21,996	37,986
MEDIAN HOUSEHOLD INCOME	\$81,073	\$93,972	\$100,544
AVG. HOUSEHOLD INCOME	\$123,582	\$141,937	\$153,189

TRAFFIC COUNTS

VOLUME (AADT)	YEAR
48,500 (US 41)	2025

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LEASING CONTACTS:

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06/4/26