

**FREESTANDING OFFICE  
BUILDING IN PRIME LOCATION  
FOR SALE:**



**PRICE: \$2,200,000**

**25081 BERNWOOD DR  
Bonita Springs, FL 34135**



**CUSHMAN &  
WAKEFIELD**

**COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA**

FOR SALE

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## Property Highlights

- Frontage on Old US 41, a main traffic artery for Bonita Springs
- Freestanding building with functional build-out, ideal for various flex/showroom users
- Available vacant (subject to existing lease on one of the three units), or sellers will consider sale-leaseback
- The building is divided into three separate units with separate addresses, electric meters, HVAC systems, bathrooms, and entry doors

SQUARE FEET	±6,069 SF
YEAR BUILT	2007
PARKING RATIO	± 3.33 / 1,000 SF
ZONING	IPD – Industrial Planned Development
SUBMARKET	Bonita Springs



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Better never settles

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# LOCATION MAP AND DEMOGRAPHICS



2025 Demographics	1 - Mile	2 - Miles	3 - Miles
Total Population	5,010	47,480	94,204
Total Households	2,510	22,353	44,699
Annual Population growth 2025-2030	2.4%	2.3%	2.4%
Average Household Income	\$123,871	\$126,328	\$125,132

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