

11380 Bonita Beach Rd SE Bonita Springs, FL 34135

1,323 SF grey shell office/medical suite — immediate occupancy



AVAILABLE SF

1,323 SF

LEASE RATE

\$20.00 / SF NNN

LEASE TYPE

NNN

AVAILABLE

Immediate

TERM

Negotiable

PARKING

30 Spaces · 4.90 / 1,000 SF

PROPERTY OVERVIEW

Grey shell office/medical suite in a well-maintained 6,128 SF single-story professional building built in 2019. The space is delivered unfinished, ready for a full custom build-out — ideal for a medical or professional services practice. The building sits on Bonita Beach Rd SE with 39,064 VPD of frontage at one of Bonita Springs' highest-traffic commercial intersections, serving a trade area with a median age of 62 and over 44% of the population aged 65 or older.

PROPERTY HIGHLIGHTS

1,323 SF grey shell — full custom build-out opportunity

Medical/professional use permitted

Built 2019 · single-story · 6,128 SF building

30 surface parking spaces (4.90 / 1,000 SF ratio)

LOCATION & DEMOGRAPHICS

Bonita Beach Rd SE at Imperial Pkwy — Bonita Springs' primary commercial corridor

39,064 VPD on Bonita Beach Rd · 21,203 VPD on Imperial Pkwy (2025)

3-mile pop. ~50,000 · Median age 62 · 44% aged 65+

Avg HHI \$122,453 · Med. home value \$497,100

Minutes to I-75, Naples, and Fort Myers

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Broker

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