

28930

Trails Edge Blvd 2, Bonita
Springs, FL 34134



**CUSHMAN &
WAKEFIELD**

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



Gulfshore **UROLOGY**

TRAILS

EDGE

SURGERY

CENTER

For Sublease
+6,958 SF

Medical Building in
Bonita Springs

// PROPERTY HIGHLIGHTS



Ideally positioned near US-41 (Tamiami Trail) with strong daily traffic counts and also near Bonita Beach Road, boosting visibility for tenants and enhancing accessibility for patients



Situated in a Bonita Springs commercial/medical corridor with nearby outpatient surgery centers and other physician practices, supporting strong patient referral potential and clinician networking opportunities



Property features ample on-site parking and easy ingress/egress, a key convenience factor for staff and patients



28930 Trails Edge Blvd 2,
Bonita Springs, FL 34134



// PROPERTY DESCRIPTION

28930 Trails Edge Boulevard is a well-located medical office opportunity ideally positioned near US-41 (Tamiami Trail) and Bonita Beach Road, benefiting from strong daily traffic counts that enhance visibility and accessibility for both tenants and patients. The property is situated within an established Bonita Springs commercial and medical corridor, surrounded by outpatient surgery centers and physician practices that support strong patient referral potential and valuable clinician networking opportunities.

Ample on-site parking and easy ingress and egress further contribute to a convenient and efficient experience for staff and patients, making this an attractive location for medical users seeking exposure, connectivity, and operational ease.

GLA	±6,958 SF
PROPERTY TYPE	Medical Office
YEAR BUILT	2006
PARKING	12.79 / 1,000 SF
ZONING	CPD
SUBMARKET	Bonita Springs
LEASE EXP.	08/31/2032

// 28930 Trails Edge Blvd 2,
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// FLOOR PLAN

Second Floor

- Trails Edge Surgery Center on 1st floor
- 11 exam rooms with sinks
- Check-in/out area
- Five offices
- Two nurse stations
- Large waiting area
- Lab
- Elevator

Floor	CURRENT USE	SQUARE FEET	RATE/SF
2	Medical Office	6,958 SF	\$24.00



Property Overview
LOCATION AERIAL



Vanderbilt Lakes
~ 534 Units

SITE



Audubon Country Club
~ 400 Units



US-41 (AADT: 41,500)

Old-41 (AADT: 17,600)

// MEDICAL NEIGHBORS & DISTANCES



0.08 Miles



0.3 Miles



1.1 Miles



1.3 Miles

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// 2025 DEMOGRAPHICS

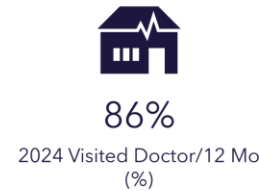
POPULATION TRENDS AND KEY INDICATORS

OneOncology Portfolio
Ring of 20 miles

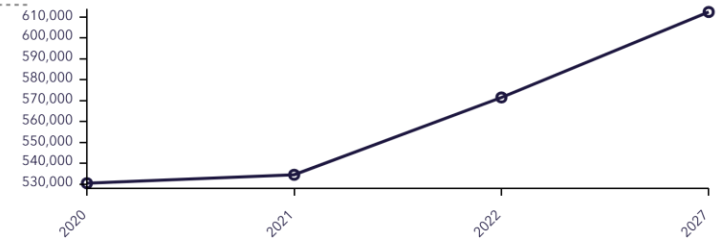


571,477	259,569	2.16	56.4	\$96,499	\$579,785	173	63	63
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

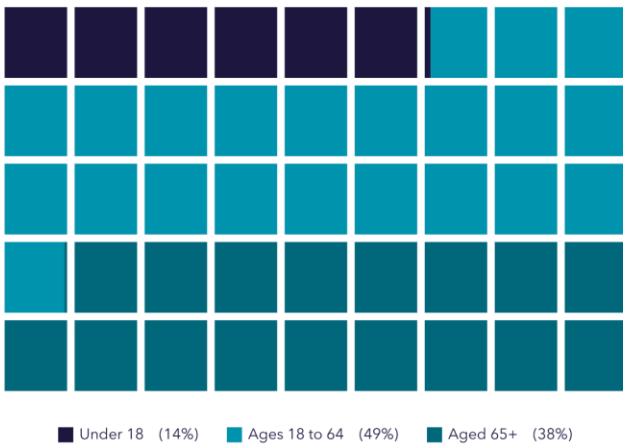
Medical



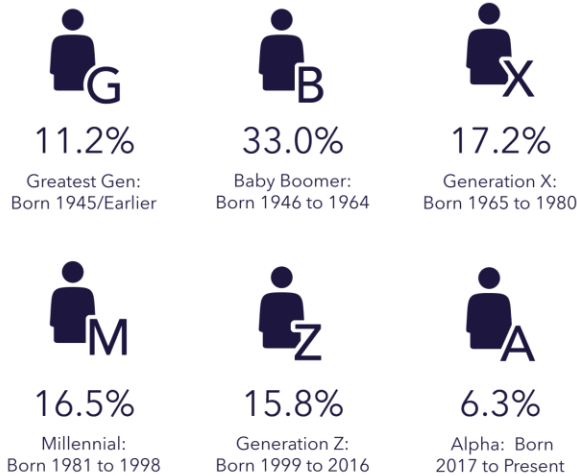
Historical Trends: Population



POPULATION BY AGE



POPULATION BY GENERATION



BUSINESS



28,229

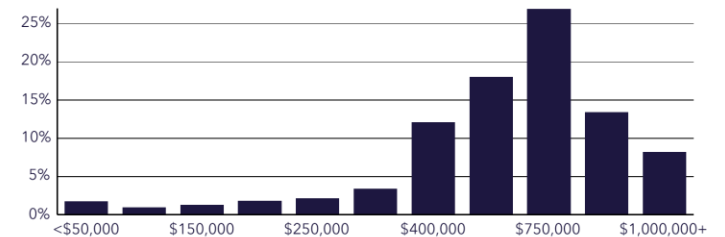
Total Businesses



287,791

Total Employees

Home Value



Source: Esri, Esri-U.S. BLS, Esri-MRI-Simmons, Esri-Data Axle
Esri forecasts for 2025, 2030
© 2025 Esri



**28930 Trails Edge Blvd 2,
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// GALLERY



Office



Office



Exam room with water hookup



Cabinet storage and water hookup

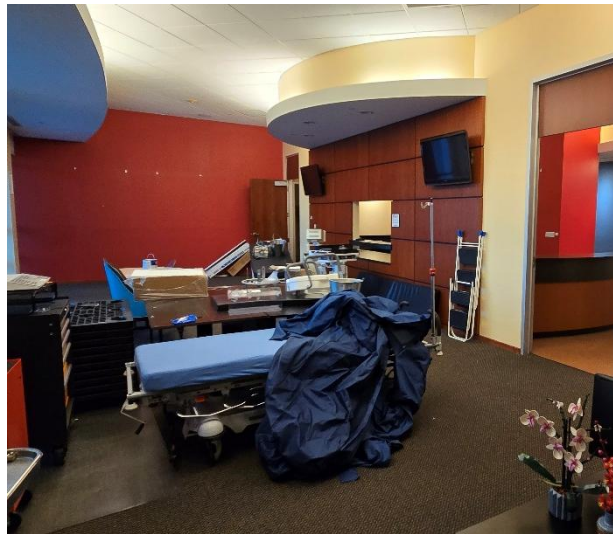
// GALLERY



Check-In/Check-Out



Elevator



Waiting area



Check-In/Check-Out

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// CONTACT

GARY TASMAN
CEO & Principal Broker
+1 239 489 3600
gtasman@cpswfl.com

VANESSA TYLER
Associate Director
+1 239 489 3600
vtyler@cpswfl.com

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