

INTERCHANGE RETAIL CENTER

BONITA BEACH ROAD (EXIT 116)

WILLIAM RAVEIS

COMMERCIAL

850 5th Avenue South | Naples, FL
www.NaplesCommercialRealty.com

RETAIL FOR LEASE

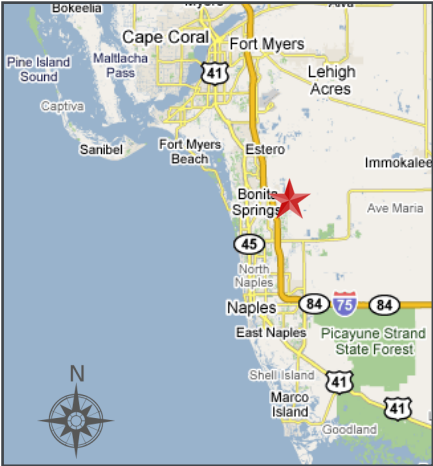
BONITA BEACH ROAD & I-75 INTERCHANGE, BONITA SPRINGS, FL



BONITA'S NEWEST RETAIL ADDRESS

- **BUILDING:** 17,499sf +/- retail center
- **SITE:** 2.68 acres +/-
148 parking spaces (8.5 to 1 ratio)
- **LOCATION:** SEQ of I-75 and Bonita Beach Road
Midway between Naples & Ft. Myers
- **DETAILS:** Prime retail center—Bonita's newest retail address. High-growth corridor.
- **ZONING:** Retail, office, medical, restaurant

LOCATION



Project developed by:



Michael Maurer
239.289.9946

Mike.Maurer@raveis.com

The information contained herein, while not guaranteed, has been obtained from sources deemed authoritative. The property and information are offered subject to errors, omissions, modification, availability, price change, prior sale and withdrawal without prior notice.

INTERCHANGE RETAIL CENTER BONITA SPRINGS, FL

WILLIAM RAVEIS
COMMERCIAL

850 5th Avenue South | Naples, FL
www.NaplesCommercialRealty.com

RETAIL FOR LEASE



Michael Maurer
239.289.9946

Mike.Maurer@raveis.com

The information contained herein, while not guaranteed, has been obtained from sources deemed authoritative. The property and information are offered subject to errors, omissions, modification, availability, price change, prior sale and withdrawal without prior notice.

INTERCHANGE RETAIL CENTER

BONITA SPRINGS, FL

RETAIL FOR LEASE

WILLIAM RAVEIS

COMMERCIAL

850 5th Avenue South | Naples, FL
www.NaplesCommercialRealty.com



Michael Maurer
239.289.9946

Mike.Maurer@raveis.com

The information contained herein, while not guaranteed, has been obtained from sources deemed authoritative. The property and information are offered subject to errors, omissions, modification, availability, price change, prior sale and withdrawal without prior notice.

RETAIL FOR LEASE

PRICING & DELIVERY

“Gray Shell” Delivery by Landlord:

- Anodized aluminum entry doors with impact resistant tinted glazing
- Single-ply, insulated roof & walk pads
- Plumbing rough-in for restroom
- Electrical Service: 200 Amp, 120/208V, 3-phase per panel (400 Amps for restaurant space) plus one (1) service outlet adjacent to panel (Additional power requirements shall be at Tenant’s sole cost and expense)
- Fire suppression
- Fire extinguisher per code
- Flooring: dirt floor (compacted and graded)

Pricing:

- Suite 1 - 3,523sf: LEASED (Meridian Bank)
- Suite 2A - 793sf: LEASED (Meridian Bank)
- **Suite 2B - 800sf: Pending (\$3,900/mo. gross—including CAM)**
- Suite 3 - 2,451sf: LEASED (Dentist)
- Suite 4 - 2,012sf: LEASED (V’s Nail Salon)
- Suite 5 - 2,032sf: LEASED (Chip ‘n Cut)
- **Suite 6 - 5,888sf*: \$16,500/mo. gross**
(Restaurant—end cap—can be split)

**SF includes 1,423sf structural/covered four-season patio
plus 1,250sf uncovered patio *Estimated CAM: \$7.00psf*

Michael Maurer
239.289.9946

Mike.Maurer@raveis.com

INTERCHANGE RETAIL CENTER

BONITA SPRINGS, FL

WILLIAM RAVEIS

COMMERCIAL

850 5th Avenue South | Naples, FL
www.NaplesCommercialRealty.com

RETAIL FOR LEASE

RESTAURANT SPACE WITH PATIO



The information contained herein, while not guaranteed, has been obtained from sources deemed authoritative. The property and information are offered subject to errors, omissions, modification, availability, price change, prior sale and withdrawal without prior notice.

INTERCHANGE RETAIL CENTER

BONITA SPRINGS, FL

WILLIAM RAVEIS
COMMERCIAL

850 5th Avenue South | Naples, FL
www.NaplesCommercialRealty.com

RETAIL FOR LEASE



DEVELOPMENT	DWELLING UNITS
Mediterra CC	950
Vasari CC	770
Talis Park CC	625
Hunter's Ridge CC	550
Worthington CC	800
Quail West CC	650
Palmira CC	800
Village Walk	1,650
Bonita National CC	1,485
Riverstone & Stonecreek	1,422
Esplanade CC	1,120
Sorrento	152
Seasons	548
Valencia	997
Totals:	12,519

MASTER PLANNED RESIDENTIAL COMMUNITIES

Underserved Growth Corridor

Michael Maurer
239.289.9946
Mike.Maurer@raveis.com

The information contained herein, while not guaranteed, has been obtained from sources deemed authoritative. The property and information are offered subject to errors, omissions, modification, availability, price change, prior sale and withdrawal without prior notice.

INTERCHANGE RETAIL CENTER BONITA SPRINGS, FL

WILLIAM RAVEIS
COMMERCIAL

850 5th Avenue South | Naples, FL
www.NaplesCommercialRealty.com

RETAIL FOR LEASE



2025 DEMOGRAPHICS Source: Co-Star

DEMO	1-MILE	3-MILE	5-MILE
Total Population	5,272	37,704	101,934
Avg Household Income	\$131,243	\$118,777	\$120,612
Total Households	2,341	15,907	45,859
Median Age	64.0	54.1	58.3

Michael Maurer
239.289.9946
Mike.Maurer@raveis.com

The information contained herein, while not guaranteed, has been obtained from sources deemed authoritative. The property and information are offered subject to errors, omissions, modification, availability, price change, prior sale and withdrawal without prior notice.