



BONITA CORNERS

24431 S TAMAMI TRAIL, BONITA SPRINGS, FL 34135

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FOR SALE BONITA CORNERS

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OFFERING SUMMARY

Sale Price: \$3,400,000

Price / Acre: \$821,256.04

Lot Size: 4.14 Acres

PROPERTY OVERVIEW

Bonita Corners is comprised of three individual parcels that are zoned General Commercial along US-41. There is a median cut in the road so the property is accessible to traffic traveling north and south.

A new road is to be built that will link Old 41 with Coconut Road and the Coconut Mall. The road is scheduled to run through the vacant land just east of this parcel, on the other side of Production Circle is referred to as the "Sandy Lane Extension". In short, this property will eventually have frontage on the only two major North/South roads in this section of Lee County.

This is the biggest commercial parcel of empty land available just south of the Coconut Mall. Making it perfect for a car dealership, gas station, hotel, restaurant, strip mall, etc.

PROPERTY HIGHLIGHTS

- Near Coconut Point Mall & Hertz Corporate Headquarters
- 52,000 Cars Per Day
- Multiple permitted uses
- Not subject to the village of Estero zoning
- Few remaining plats along US-41 are available

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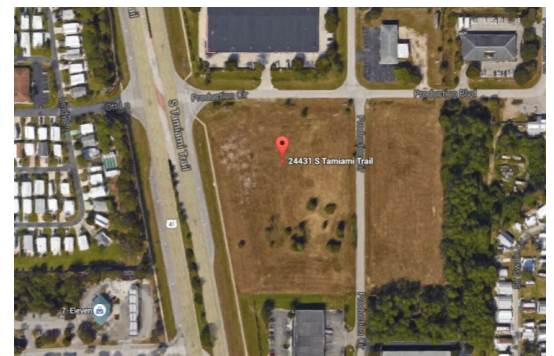


KOVA Commercial of Naples, LLC
9130 Galleria Court, Naples, FL 34109
www.kovacommercial.com

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

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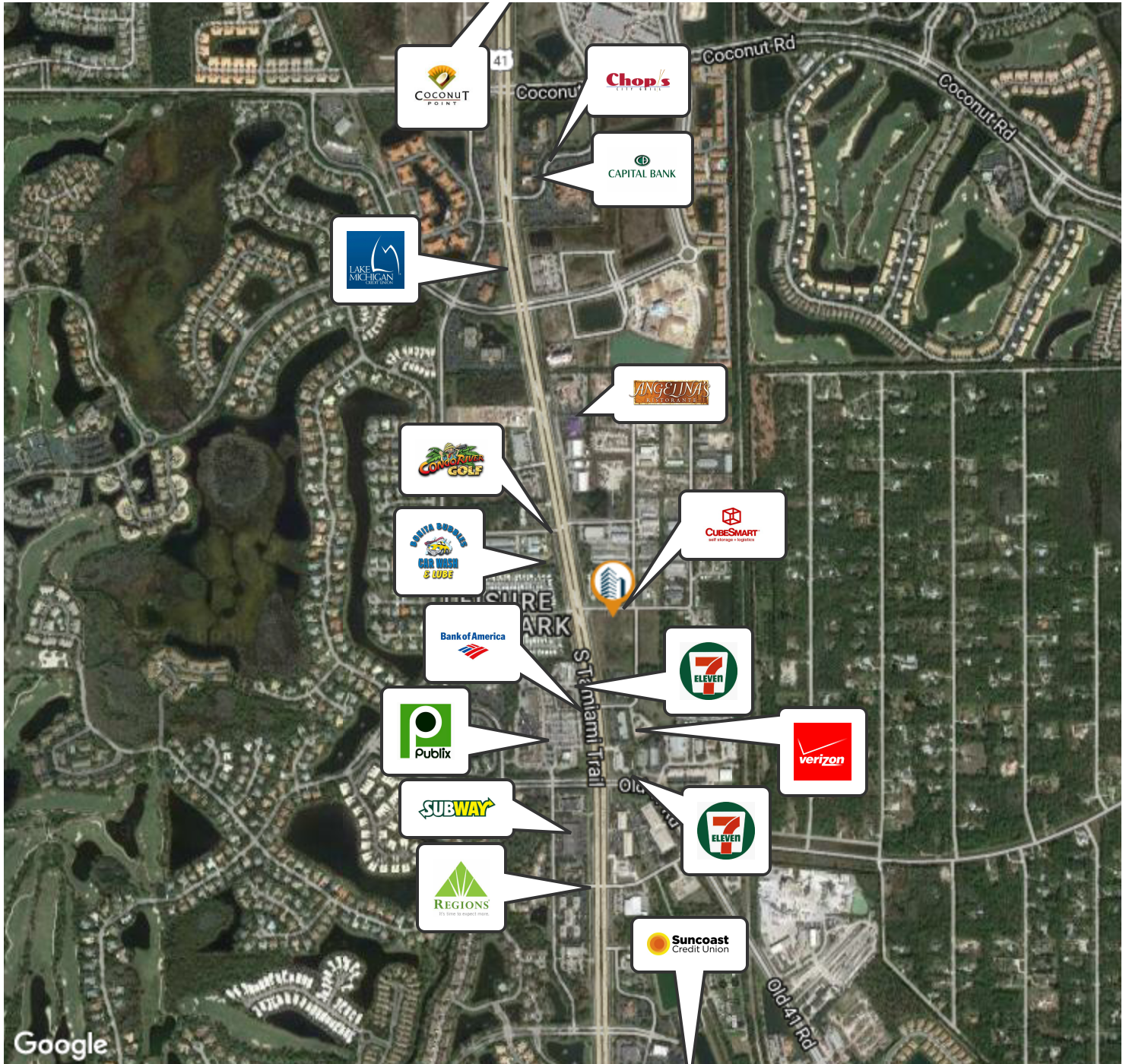


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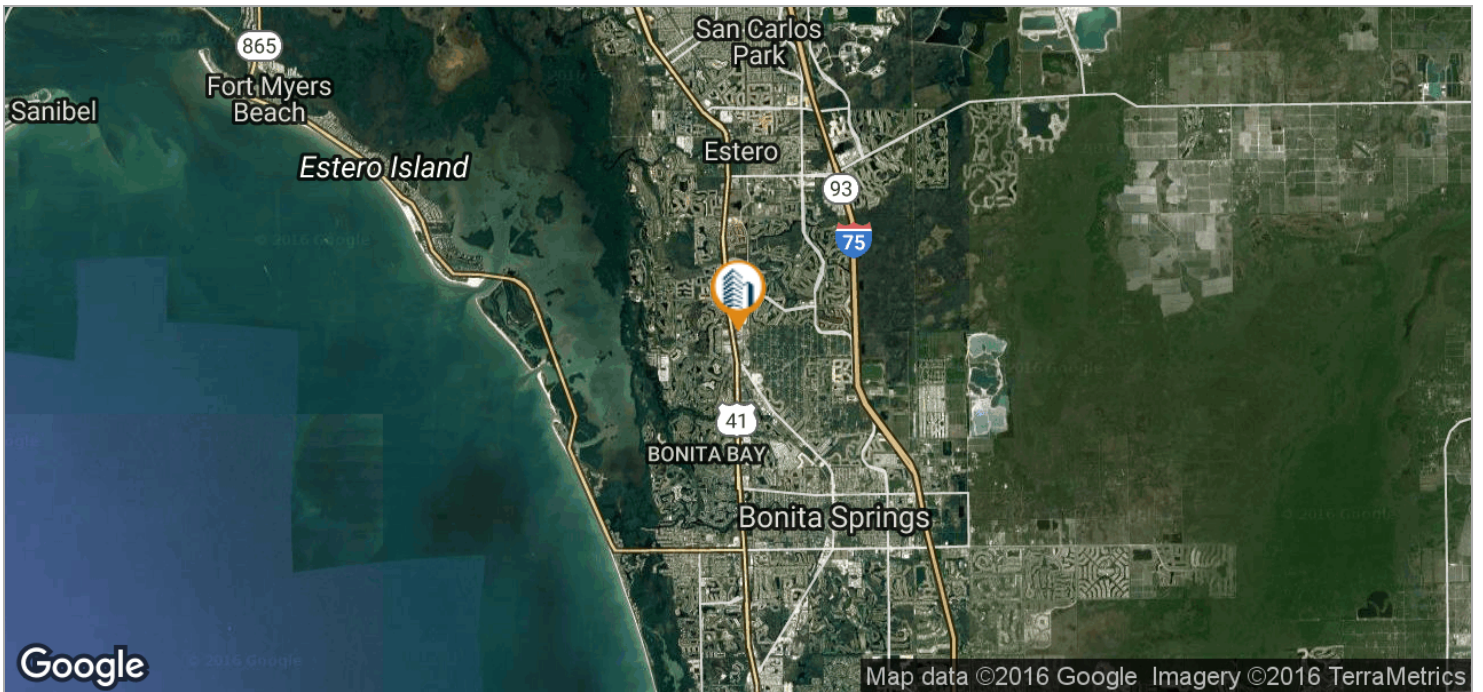
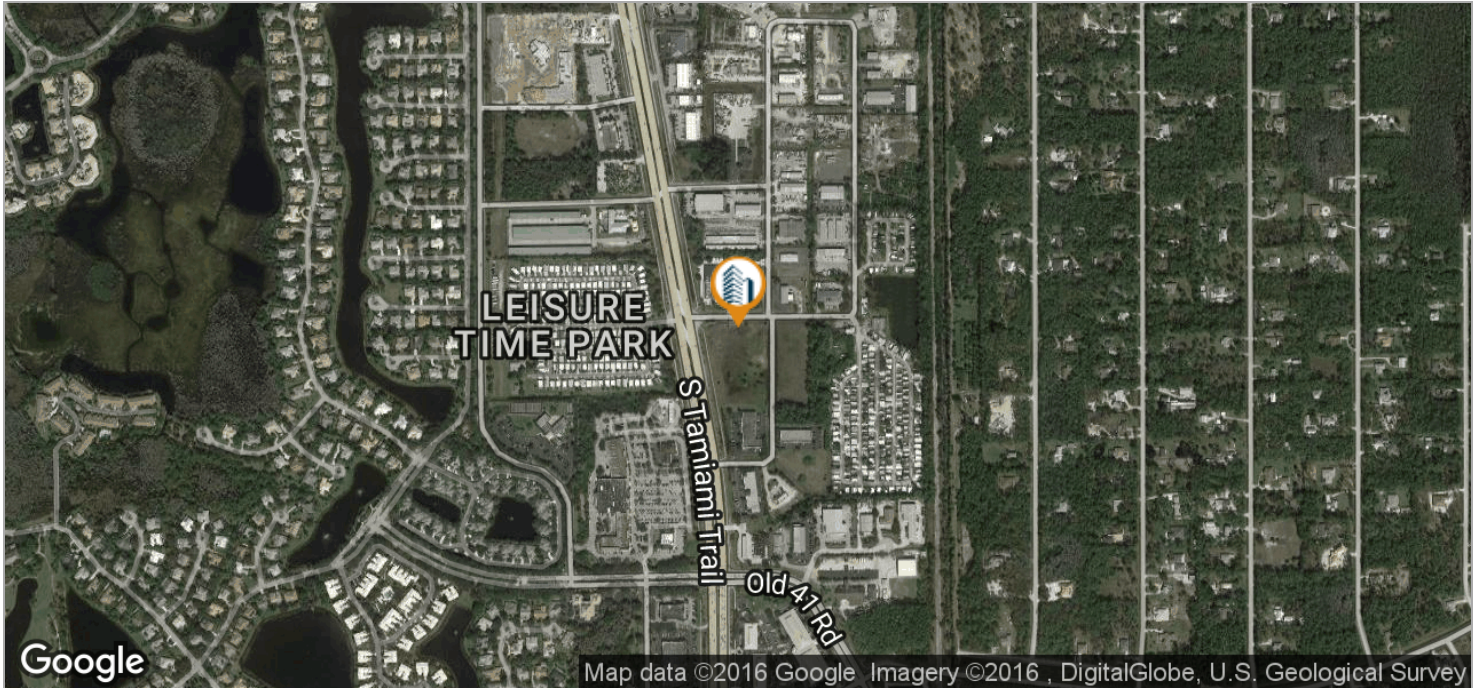


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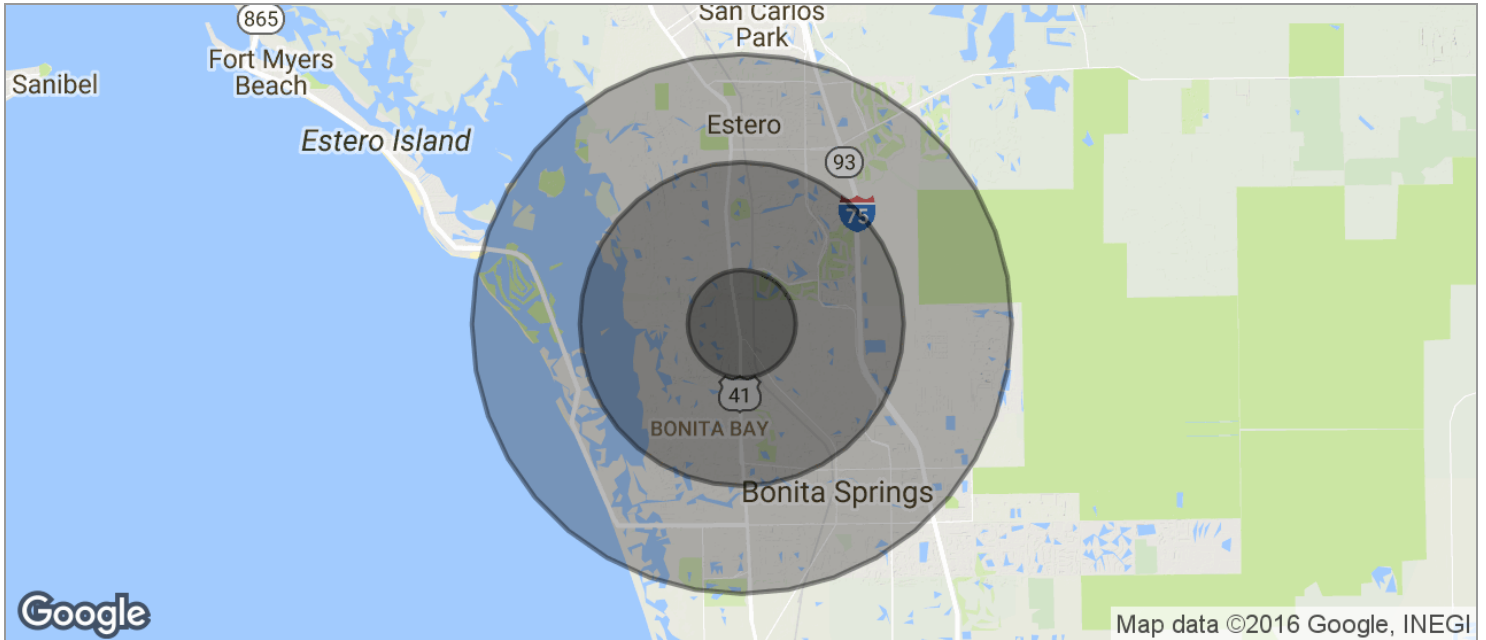


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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,931	24,362	63,912
MEDIAN AGE	58.9	56.6	53.6
MEDIAN AGE (MALE)	60.3	57.5	53.9
MEDIAN AGE (FEMALE)	58.4	56.5	53.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,430	11,617	29,258
# OF PERSONS PER HH	2.0	2.1	2.2
AVERAGE HH INCOME	\$100,809	\$112,336	\$95,333
AVERAGE HOUSE VALUE	\$311,389	\$304,525	\$305,909

* Demographic data derived from 2010 US Census

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