

### COMMERCIAL PROPERTY Southwest Florida

## 14310-14380 Bonita Beach Rd. SE Bonita Springs, FL 34135

# FOR SALE



Bonita Beach Rd. SE

Bonita Beach Rd. SE

## **Property Highlights**

- Property has 496' +/- of frontage on SE Bonita Beach Rd.
- Ideally centered between Ft. Myers and Naples
- Includes a 2,590 SF house built on the property in 1982
- Convenient Access to I-75
- All utilities are in place
- Located near many new high-end residential developments
- Great demographics
- 10+% population growth over the next 5 years expected

PROPERTY DETAILS			
SALE PRICE	\$2,150,000		
PRICE PSF	\$3.96		
LAND SIZE (AC)	12.45 AC		
LAND SIZE (SF)	542,322 SF		
BUILDING SIZE	2,590 SF		
SUBMARKET	Bonita Springs		
ZONING	AG-2		
PARCEL #	33-47-26-00-00001.012A		

For more information, please contact:

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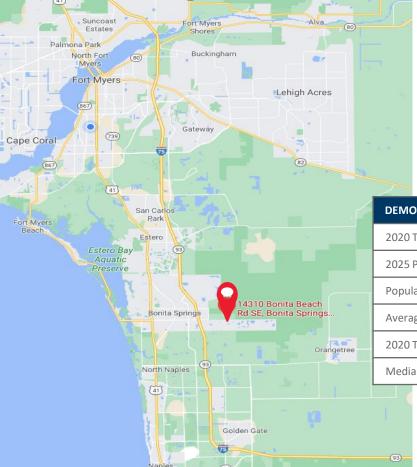
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TRAFFIC COUNTS	Cross Street	Traffic Volume	
Bonita Beach Rd. SE	Grossetto Way SE	12,253 AADT	
Bonita Beach Rd. SE	I-75 NW	11,081 AADT	
Bonita Beach Rd. SE	Quails Nest Ln. W	29,795 AADT	

DEMOGRAPHICS	2 Miles	5 Miles	10 Miles
2020 Total Population	22,561	99,919	270,916
2025 Projected Population	24,843	110,542	299,138
Population Growth 2020-2025	2%	2.1%	2.1%
Average Age	44.8	59.2	56.4
2020 Total Households	8,478	44,753	119,112
Median Household Income	\$62,098	\$76,099	\$79 <i>,</i> 997

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